

INTRODUCED: January 23, 2017

AN ORDINANCE No. 2017-013

As Amended

To authorize the special use of the property known as 1000 Westover Road, a portion of the property known as 1001 Spottswood Road, and a 20-foot public alley, for the purpose of office use and limited special events, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 27 2017 AT 6 P.M.

WHEREAS, the owner of the property known as 1000 Westover Road and a portion of the property known as 1001 Spottswood Road, and a 20-foot public alley closed to public use and travel by Ordinance No. 2017-011, adopted March 13, 2017, which are situated in a R-2 Single-Family Residential District, desires to use such properties for the purpose of office use and limited special events, which uses, among other things, are not currently allowed by section 30-404.1 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 13 2017 REJECTED: _____ STRICKEN: _____

safety, health, morals and general welfare of the community involved, will not tend to create 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, (i) the property known as 1000 Westover Road and identified as Tax Parcel No. W000-1101/001 in the 2017 records of the City Assessor, (ii) a portion of the property known as 1001 Spottswood Road and identified as Tax Parcel No. W000-1101/002 in the 2017 records of the City Assessor, and (iii) a 20-foot public alley closed to public use and travel by Ordinance No. 2017-011, adopted _____, 20____, all being more particularly shown on a survey entitled “Vacation of 20’ Alley and Spottswood Road, Dedication of 0.215 Acre of Land and Subdivision of Land Owned by the Maymont Foundation,” prepared by the Department of Public Works, and dated October 6, 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 office use and limited special events, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Maymont Park Headquarters Building, Shirley Lane, Richmond, Virginia,” prepared by VHB, and dated October 7, 2016, hereinafter referred to as “the Plans,” a copy of which is 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 as office use, accessory uses thereto, and special events, including receptions for weddings or other occasions and civic and community events, substantially as shown on the Plans. The special events may but need not be related to the operations or functions of the office use. Special events held outside of the building shall be restricted to the turf courtyard and surrounding bluestone pavement, as shown on the Plans.

(b) No special event shall involve more than 200 attendees. No more than four special events per year shall involve between 100 and 149 attendees. No more than two special events per year shall involve between 150 and 200 attendees. There shall be no limitation on the number of events per year involving fewer than 100 attendees.

(c) No special event shall extend beyond 10:00 p.m. No personnel associated with the special event shall work on the Property beyond 11:00 p.m.

(d) No parking shall be required for the office use of the Property. Parking for special events shall be provided within the parking areas of Maymont Park and in accordance with the special event management plan as provided in section 3(f) of this ordinance.

(e) Outdoor speakers shall not face Shirley Lane.

(f) The Owner shall ~~[provide]~~ covenant in writing to the William Byrd Terrace Association~~[, or its successor association representing the neighborhood adjacent to the Property,]~~ that the Owner will provide the William Byrd Terrace Association with a special event management plan, all changes to the special event management plan, and a notice period providing

the William Byrd Terrace Association, or its successor, an opportunity to raise any objections to such changes before such changes take effect. [A copy of the special event management plan, and all subsequent amendments to the special event management plan, shall be provided] The Owner shall provide a copy of the written covenant to the Director of Planning and Development Review and the Zoning Administrator.

(g) All building materials, material colors, and site improvements, including landscaping, fencing, and lighting, shall be substantially as shown on the Plans, provided that the Director of Planning and Development Review may approve alternative materials, colors, and site improvements that are not inconsistent with this ordinance.

(h) The intensity of illumination of lighting on the Property shall not exceed 0.5 horizontal footcandles at any property line.

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

(j) The special use permit granted by this ordinance is expressly conditioned on the adoption of and compliance with Ordinance No. 2017-011, adopted _____, 20__.

§ 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 on adjacent City-owned property, including the property to be dedicated pursuant to Ordinance No. 2017-011, adopted _____, 20___, substantially as shown on the Plans, consisting of new park entrances on Shirley Lane and Westover Road and new street trees along Shirley Lane, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work on City-owned property 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, and (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. **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. 2016-300

RECEIVED

JAN 23 2017

OFFICE OF CITY ATTORNEY

O & R Request

Received

JAN 18 2017

Office of the
Chief Administrative Officer

4-5814

DATE: January 18, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, 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 authorize the special use of the property known as 1000 Westover Road, a portion of 1001
Spottswood Road, and a 20 foot alley, for the purpose of office use and limited special
events, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 1000 Westover Road, a portion of 1001
Spottswood Road, and a 20 foot alley, for the purpose of office use and limited special events, upon certain
terms and conditions.

REASON: The proposed uses are not permitted in the underlying R-2 zoning district. 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 February 21, 2017,
meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following
that meeting.

BACKGROUND: The subject property consists of two lots, 1000 Westover Road and 1001 Spottswood
Road, separated by a 20' public alley and bound by Spottswood Road, Shirley Lane,

Westover Road, and Maymont Park. The subject property is located within the Byrd Park neighborhood of the Near West planning district. 1000 Westover Road contains 0.58 acres (25,265 sq ft) of land improved with a single-family detached residential structure constructed, per tax assessment records, in 1918. 1001 Spottswood Road contains 0.52 acres (22,651 sq ft) of land improved with a single-family detached residential structure constructed, per tax assessment records, in 1982.

Currently, the subject property is zoned in the R-2 Single-Family Residential district, which does not allow office use or accessory event space. However, 1000 Westover Road has a history of special approvals pertaining to office use. All surrounding properties are located within the same R-2 zoning district as the subject property. The predominant land uses in the area are single-family residential and public-open space.

The Land Use Plan of 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, with residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (p. 133).

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: January 23, 2017

CITY COUNCIL PUBLIC HEARING DATE: February 27, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, February 21, 2017.

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.: Companion ordinance to proposed ordinances pertaining to the right-of-way vacations and parcel dedication shown on the plat of the Property attached to this ordinance.

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. 16-29

9782



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/>

RECEIVED

MAR 19 2015

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

LAND USE ADMINISTRATION

Project Name: Maymont Foundation Headquarters Date: March 19, 2015

Property Address: 1000 Westover Road Tax Map #: W0001101001 and 1001 Spottswood Road W0001101002 (in part)

Fee: \$2,400 Total area of affected site in acres: .947
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-2

Proposed Use

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

Existing Use: Vacant Residential

Is this property subject to any previous land use cases? Office use with accessory event space per attached plans

- Yes No
- If Yes,

Applicant/Contact Person: Jennifer D. Mullen, Esq.

Company: roth doner jackson gibbons condlin, plc

Mailing Address: 919 East Main Street Suite 2110

City: Richmond State: VA Zip Code: 23219-4625

Telephone: (804) 977-3374 (direct) Fax: (804) 441-8438

Email: jmullen@rothdonerjackson.com

Property Owner: Maymont Foundation

If Business Entity, name and title of authorized signee: Norman O. Burns, II. Executive Director

(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: 1700 Hampton Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 358-7166 ext. 323 Fax: (804) 358-9994

Email: nburns@maymont.org

Property Owner Signature: *Norman O. Burns, II*

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)



roth doner jackson gibbons condlin, plc

attorneys at law

919 East Main Street, Suite 2110, Richmond, VA 23219-4625
(804) 441-8440 (main) · (804) 441-8438 (fax)
www.rothdonerjackson.com

Jennifer D. Mullen
(804) 977-3374 (direct)
jmullen@rothdonerjackson.com

March 19, 2015

VIA EMAIL

Ms. Lory Markham
City of Richmond Department of Community Development
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

RECEIVED

MAR 19 2015

LAND USE ADMINISTRATION

Re: Special Use Permit: 1000 Westover Road and 1001 Spottswood Road (in part)

Dear Lory:

This letter shall serve the Applicant's Report accompanying the application for a Special Use Permit ("SUP") for the property located at 1000 Westover Road (the "Westover Property"), a 0.315 acre portion of the property located at 1001 Spottswood Road ("Spottswood Property") and 0.070 acres of a 20' public alley located between the Westover Property and the Spottswood Property (the "Alley"), as well as a 0.015 acre portion of City property to be swapped with a 0.017 acre portion of the Westover Property, which together with the Westover Property, Spottswood Property and the Alley are collectively referred to herein as the "Property". In connection with the SUP application, the applicant has submitted a companion request to close the Alley, as well as a proposed dedication to the City of Richmond Department of Parks and Recreation of the remaining 0.215 acres of the property located at 1001 Spottswood Road for inclusion into Maymont Park.

The SUP is requested for the Property to permit office use and accessory event space within the existing structure on the Westover Property as well as the construction of a new addition pursuant to the attached plans. The Property is zoned R-2, as are the residential properties to the North, Maymont Park to the South and Byrd Park to the East. Office use and accessory event space is not permitted within the R-2 district, and the applicant seeks to permit such a use for the Maymont Foundation pursuant to the plans. The applicant proposes to limit event space within the Property extending beyond typical office hours to 11 p.m. The applicant requests a waiver of the side yard as well as the lot coverage requirements of the R-2 district and parking requirements for the proposed use. Parking will be provided for the proposed use off-site within City owned Maymont Park. This request is an opportunity for the Maymont Foundation to consolidate its staff and properly use the historic buildings currently used as administrative space, create space for its Board meetings as well as to have the ability to host partners of the Maymont Foundation and rentable space to further its fundraising goals for supporting Maymont Park.

The mission of the Maymont Foundation is to manage, promote and develop Maymont Park, keeping it beautiful and accessible for every generation to come. In furtherance of its mission, the Maymont Foundation has been raising funds to improve Maymont infrastructure, buildings and exhibits resulting in multiple planned improvement projects within Maymont Park. Contemporaneously with the SUP, the Maymont Foundation will seek location, character and extent approval from the Planning Commission for a few of these improvement projects, two of which are capital improvements to the parking lot at the Children's Farm, immediately adjacent to the South of the Property and the entrance road relocation through the remaining portion of the Spottswood Property. The companion request to dedicate a portion of the 1001 Spottswood Road parcel to the City provides the opportunity to relocate the entrance road into Maymont Park at the Children's Farm, creating a safer and better defined entrance for the public. The Children's Farm parking area is designed to accommodate 206 parking spaces, which is an increase of approximately 40 spaces over the existing parking lot. Subsequent projects will include the renovation the Dooley Estate buildings in the historic precinct within Maymont Park, where the existing Maymont Foundation offices are currently located, to be used for interpretation and education.

As the most visited place in Richmond in 2013 and consistently topping tourism sites' best places to visit, improving Maymont is a real benefit to the City, its residents and the region. Maymont partners with the City to provide a universally beloved cultural and educational resource. This application supports Maymont through the Maymont Foundation with a headquarters facility that is designed to accommodate its staff and board, as well as promote the preservation of Maymont as a museum and park for the pleasure and education of the public.

The Property is well situated on the south side of Shirley Lane encompassing the block adjacent to the Maymont Park Children's Farm precinct and the improvements proposed with this application, as well as its companion requests, promote the preservation of Maymont as a museum and park for the pleasure and education of the public. This is an appropriate use for the property and it meets the criteria set forth in the Charter of the City of Richmond that the use 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 cause overcrowding of land and 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.



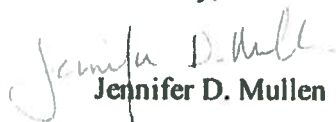
roth doner jackson gibbons condlin, plc

McLean • Richmond • Norfolk

Ms. Lory Markham
March 19, 2015
Page 3

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,


Jennifer D. Mullen

Enclosures

cc: The Honorable Parker Agelasto
Mr. Norman Burns via email
Andrew M. Condlin, Esq.



roth doner jackson gibbons condlin, plc

McLean • Richmond • Norfolk

"Maymont's beauty lies partly in its ability to be different things to different people. It is referred to as 'everybody's backyard.' For some it's a refuge, a place of contemplation. For others it's a place of enchantment, and for still others, it's a place of discovery and exploration."

- Paul Farmer, Chief Executive Officer, American Planning Association



NATIONAL RECOGNITION

Maymont has earned national recognition for the work taking place on the estate by staff and volunteers.



- Top 10 Great Public Spaces



- National Champion Tree
- AIC/Heritage Preservation Ross Merrill Award

ECONOMIC IMPACT

Total Industry Impact of Organizations & Audiences

- Total Expenditures: \$3,703,436
- Full-time Equivalent Jobs: 496
- Local Taxes & Fees Generated: \$855,316
- State Taxes & Fees Generated: \$1,064,354
- Employees: 127 (61.5 FTEs)
- Total Payroll \$2,221,980

Source: American Council on the Arts & Economic Policy Study, 2010

VOLUNTEERS

1,442

POPULATION SERVED

1.3 million regional residents

Source: Greater Richmond Partnership

ATTENDANCE (2014)

543,826

MISSION Maymont Foundation preserves and celebrates Maymont as a museum and park for the pleasure and education of everyone.

Maymont, a beautiful American estate, was given to all of us by James and Sallie Dooley who lived here from 1893 through 1925. They wanted Maymont to be preserved so that new generations could enjoy it as much as they did. Maymont is a special place where the manmade elegance of art and architecture is surrounded by the natural beauty of plants, animals, water and paths. Whether strolling through the gardens, touring the mansion, watching river otters play, petting a goat or picnicking on the lawn, Maymont is a gift of 100 acres for all to enjoy.

EDUCATION & COMMUNITY IMPACT

Science, Environmental & Historical Education taught by degreed educators range from classroom-style, Standards-of-Learning-aligned sessions covering a range of historical and environmental topics for students in grades pre-k through 12 to self-guided interactive tours of the Robins Nature Center and wildlife exhibits to a lecture series for adults featuring topics such as Gilded Age architecture.

Maymont's formal historical and environmental education programs are a vital resource for area teachers who wish to supplement the learning experience of their students. These accessible, low cost education programs are important to educators who wish to augment their students' learning through a hands on, interactive experience.

During a typical school year, Maymont's education team provides over 1,000 hours of instruction to over 17,000 students from 38 school districts across Virginia from county and city systems like Richmond, Chesterfield, Spotsylvania, Henrico, Hanover, Fredericksburg, Dinwiddie, Hopewell, Amelia, Caroline and Petersburg City. On average Maymont spends close to \$300,000 on K-12 educational programming.

"Maymont is a great place. Any conversation regarding the future of parks, interpreting history, habitats or horticulture in our greater central Virginia area must consider and study Maymont's impact. Maymont serves as a leader in the areas of public-private partnerships, as a non-profit foundation manages and maintains a Richmond City public park through a thoughtfully-crafted agreement."

- Charles Samuels, Richmond City Council Member *Queen in the Richmond Times-Dispatch*

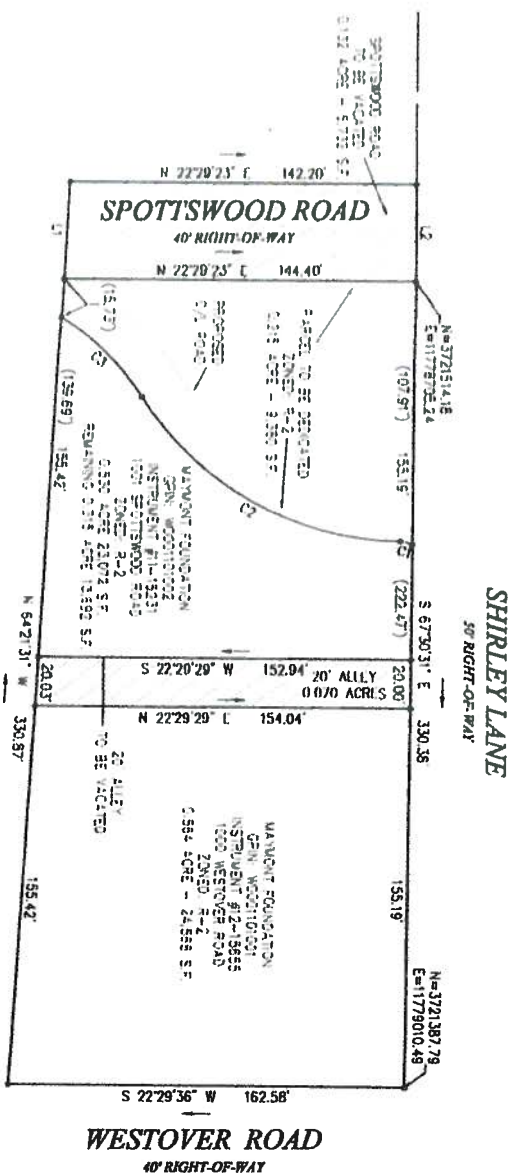
MAYMONT®

An American Estate

1700 Hampton Street, Richmond, Virginia 23220 © 804-358-7166 @ maymont.org

NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	9.50	5.03	31.55	2.96	5.16	S88° 28' 31" W
C2	127.50	126.58	56.93	69.12	121.54	N51° 10' 00" E
C3	102.50	47.16	25.57	24.92	45.77	S66° 26' 37" W

LINE	BEARING	DISTANCE
L1	S84° 21' 31" E	40.08
L2	S87° 30' 37" E	40.00

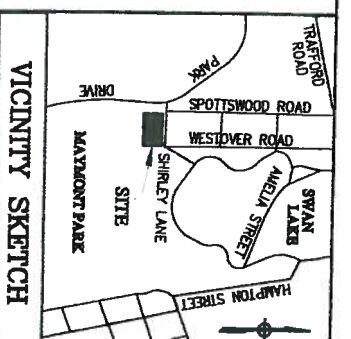


SHIRLEY LANE
50' RIGHT-OF-WAY

WESTOVER ROAD
40' RIGHT-OF-WAY

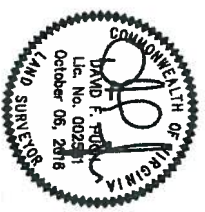
CITY OF RICHMOND
REGISTRATION AND SALES
SPIN, WOODSTOCK
ZONED R-2
19.07 ACRES
SEE CITY OF RICHMOND GIS

AREA OF 20' ALLEY TO BE VACATED -
0.070 ACRES



General Notes

- 1.) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN MARCH OF 2015 AND FROM DEEDS AND PLANS OF RECORD.
- 2.) HORIZONTAL DATUM IS BASED ON VIRGINIA SOUTH DISTRICT, NAD 1983.
- 3.) THE PARCEL LIES ENTIRELY WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF RICHMOND, VIRGINIA, COMMUNITY PANEL NUMBER 510129 0036 D, EFFECTIVE DATE APRIL 02, 2009.



COUNCIL NUMBER: A
Book No. 3-22

VACATION OF 20' ALLEY AND SPOTTSWOOD ROAD,
DEDICATION OF 0.215 ACRE OF LAND AND SUBDIVISION
OF LAND OWNED BY THE MAYMONT FOUNDATION

NOTES

1. Lot boundaries to jurisdictions are from deeds.
2. Property owners consent as of 1/18/2015.
3. Ordinance No. _____
4. Adopted _____
5. Accepted _____

REVISIONS

NO.	DATE	DESCRIPTION

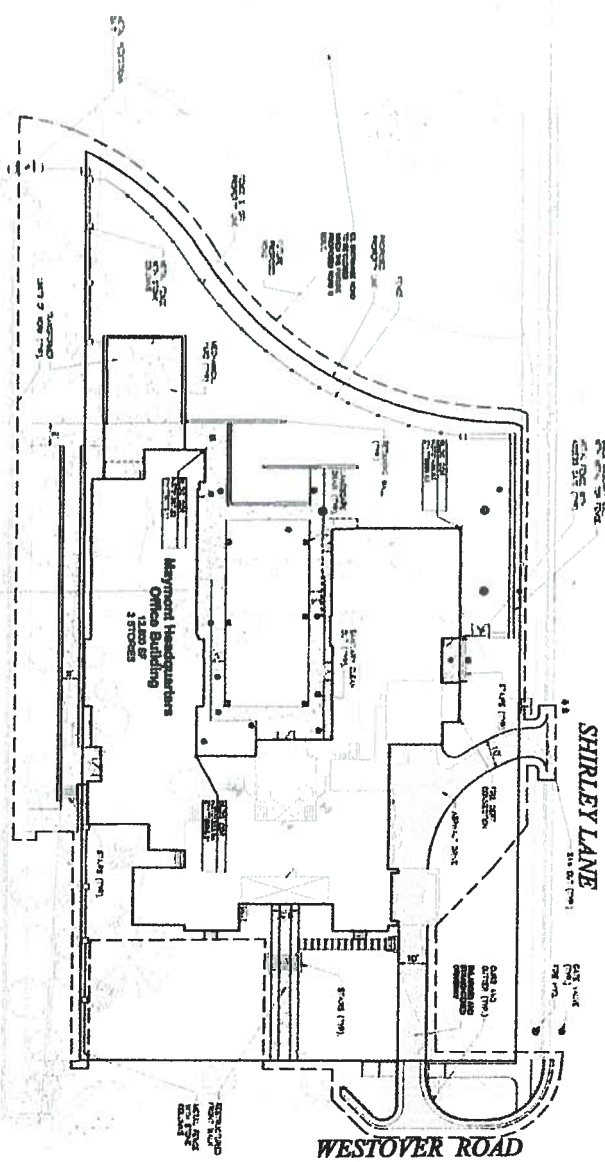
DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA



MADE BY: [blank]
CHECKED BY: [blank]

DATE: 11-11-16
SCALE: 1"=40'
SHEET: 1 OF 1
DRAWING NO.: 999999999

RIVE



Preparation Legend

[Symbol]	Adjacent Ownership
[Symbol]	Proposed with San Landmarks Plans to Preserve



Thompson
Land Development
Architectural Services
111 South 10th Street, Suite 200
Baltimore, Virginia 22019
804.525.5199 • FAX 804.525.1113



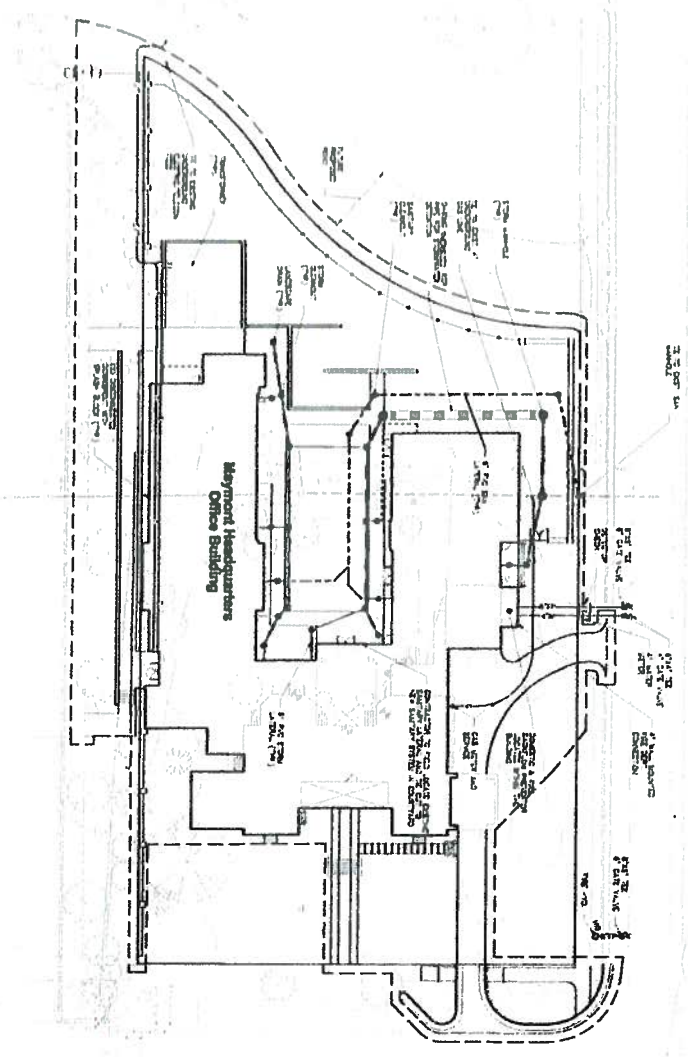
0 20 40
SCALE IN FEET

NO.	DESCRIPTION	DATE	BY	CHKD.
1	Issue for Construction	11/15/11	[Signature]	[Signature]
2	Issue for Construction	11/15/11	[Signature]	[Signature]
3	Issue for Construction	11/15/11	[Signature]	[Signature]
4	Issue for Construction	11/15/11	[Signature]	[Signature]
5	Issue for Construction	11/15/11	[Signature]	[Signature]
6	Issue for Construction	11/15/11	[Signature]	[Signature]
7	Issue for Construction	11/15/11	[Signature]	[Signature]
8	Issue for Construction	11/15/11	[Signature]	[Signature]
9	Issue for Construction	11/15/11	[Signature]	[Signature]
10	Issue for Construction	11/15/11	[Signature]	[Signature]

Maymont Park Headquarters Building
 Maymont Park
 1200 S. 1st Street
 Richmond, VA 23224

Schematic Development
 Not Agreed for Construction
Layout and Materials Plan

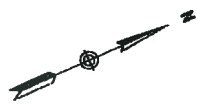
C-2
 11/15/11
 11/15/11



THIS PLAN SHOWS THE PROPOSED LAYOUT OF THE OFFICE BUILDING AND THE ASSOCIATED PARKING AND LANDSCAPING. THE PROPOSED LAYOUT IS SUBJECT TO THE APPROVAL OF THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF TRANSPORTATION. THE PROPOSED LAYOUT IS SUBJECT TO THE APPROVAL OF THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF TRANSPORTATION.



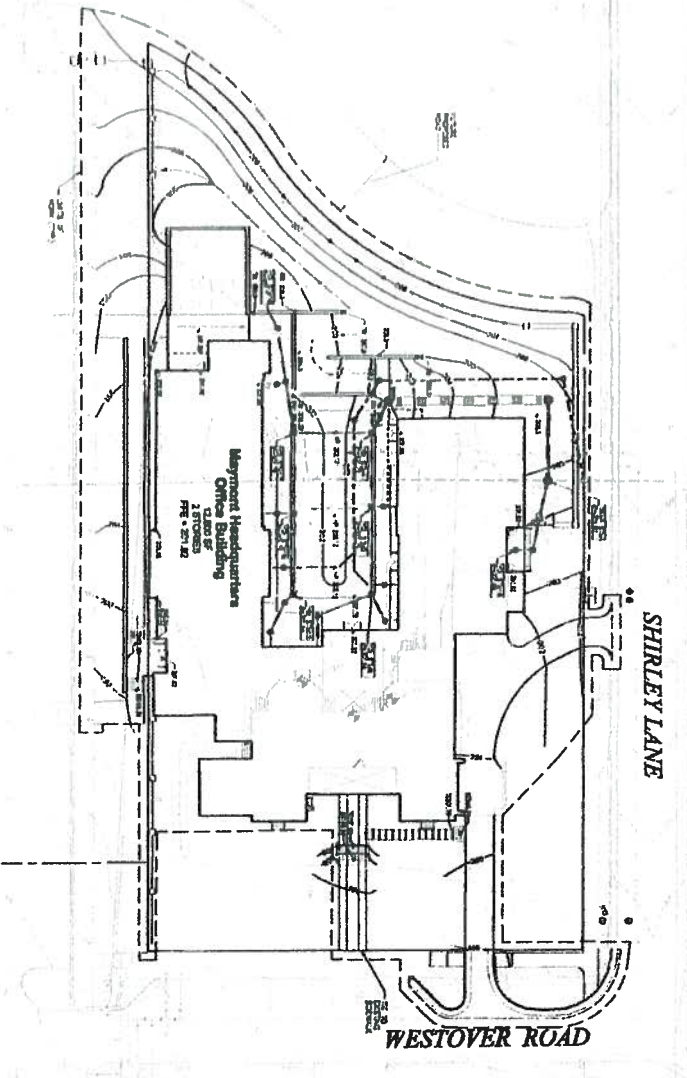
Whb
 Transportation
 Land Use
 Environmental Services
 115 South 18th Street, Suite 200
 Broomfield, Colorado 80020
 PHONE: 303.440.1110 FAX: 303.440.1115



20 0 20 40
 SCALE IN FEET

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PREPARED	12/11/12	...	...
2	CHECKED	12/11/12	...	...
3	APPROVED	12/11/12	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...

Maymont Park Headquarters Building
 Siting Plan
 Schedule Development
 Not Approved for Construction
 Utility Plan



112 West 104th Street, Suite 200
 Lincoln, Virginia 22602
 800.837.7510 FAX 800.803.5113



20 0 20 40
 SCALE IN FEET

NO.	DESCRIPTION	DATE	BY	CHECKED BY

Shirley Lane
 Richmond, Virginia
Maymont Park
 Headquarters Building
Schematic Development
 Not Approved for Construction
Grading Plan

C4
 2011.03.10
 10:54:51 AM

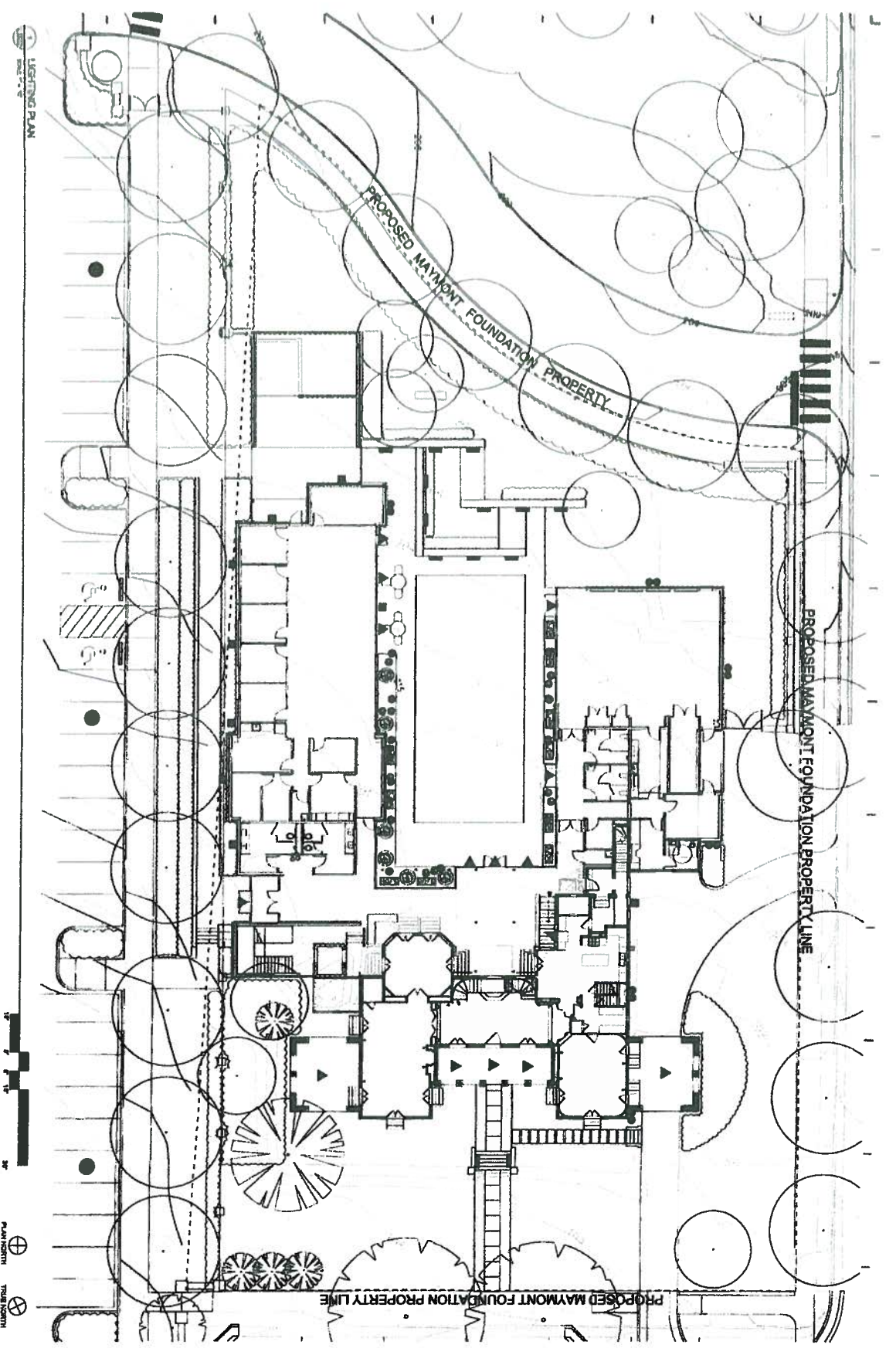
1000 West Tower Road
 Richmond, Virginia 23220
 800-777-7777
 804-777-7777
 www.bcmf.com

**MAYMONT
 FOUNDATION
 HEADQUARTERS**

MAYMONT FOUNDATION
 1000 WEST TOWER ROAD
 RICHMOND, VA 23220

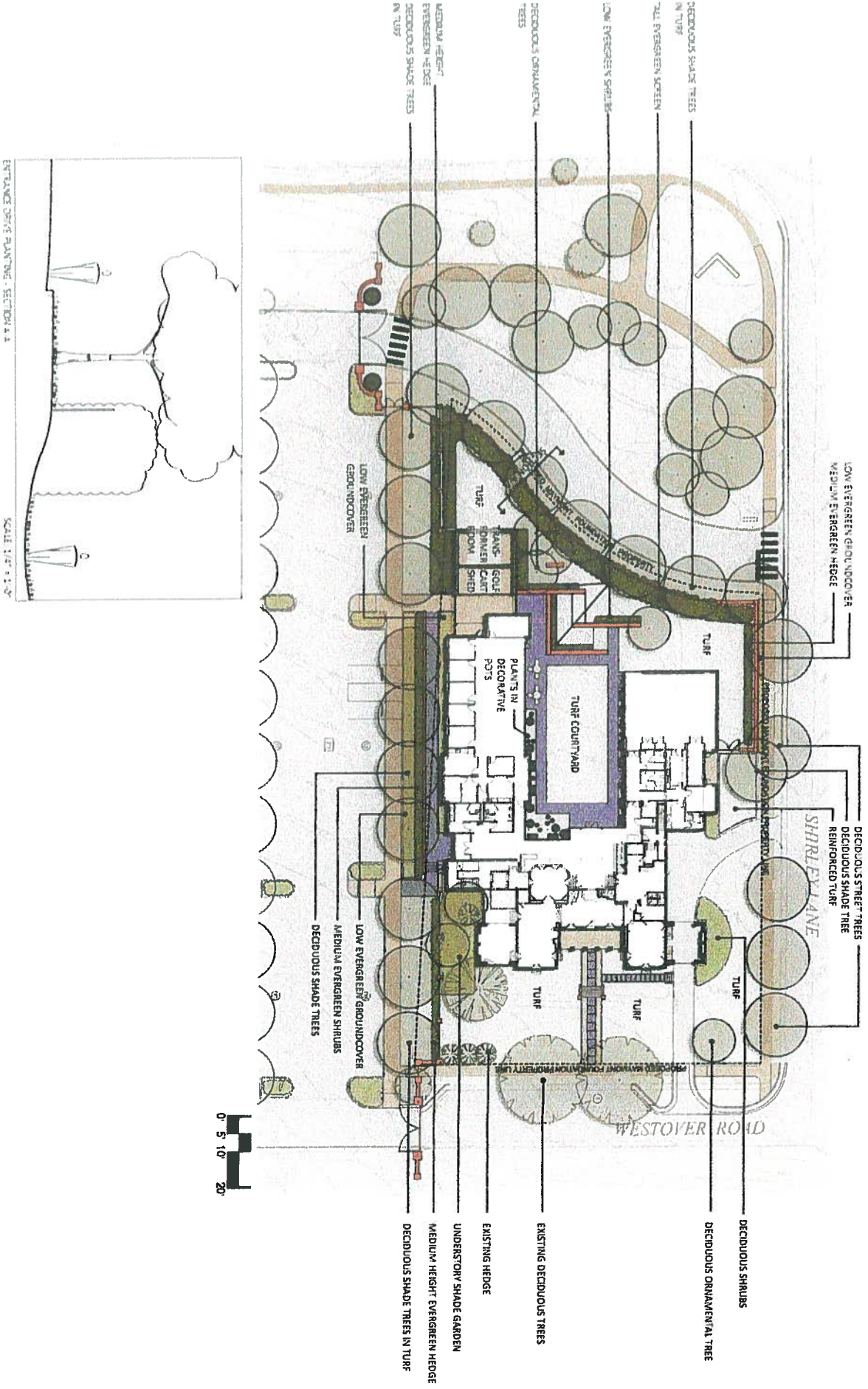
DATE: 03/20/20
 DRAWN BY: [unintelligible]

REVISIONS:
 01 - 03/20/20 - ISSUED FOR PERMIT APPLICATION
 02 - 03/20/20 - ISSUED FOR PERMIT APPLICATION
 03 - 03/20/20 - ISSUED FOR PERMIT APPLICATION
 04 - 03/20/20 - ISSUED FOR PERMIT APPLICATION



- LEGEND**
- LED OUTDOOR LIGHTING WALL MOUNTED
 - RECESSED WALL MOUNTED 18" x 18" NEW GROUND
 - △ SURFACE MOUNTED 18" x 18" NEW GROUND
 - SURFACE MOUNTED 18" x 18" NEW GROUND
 - SURFACE MOUNTED 8" x 8" NEW GROUND

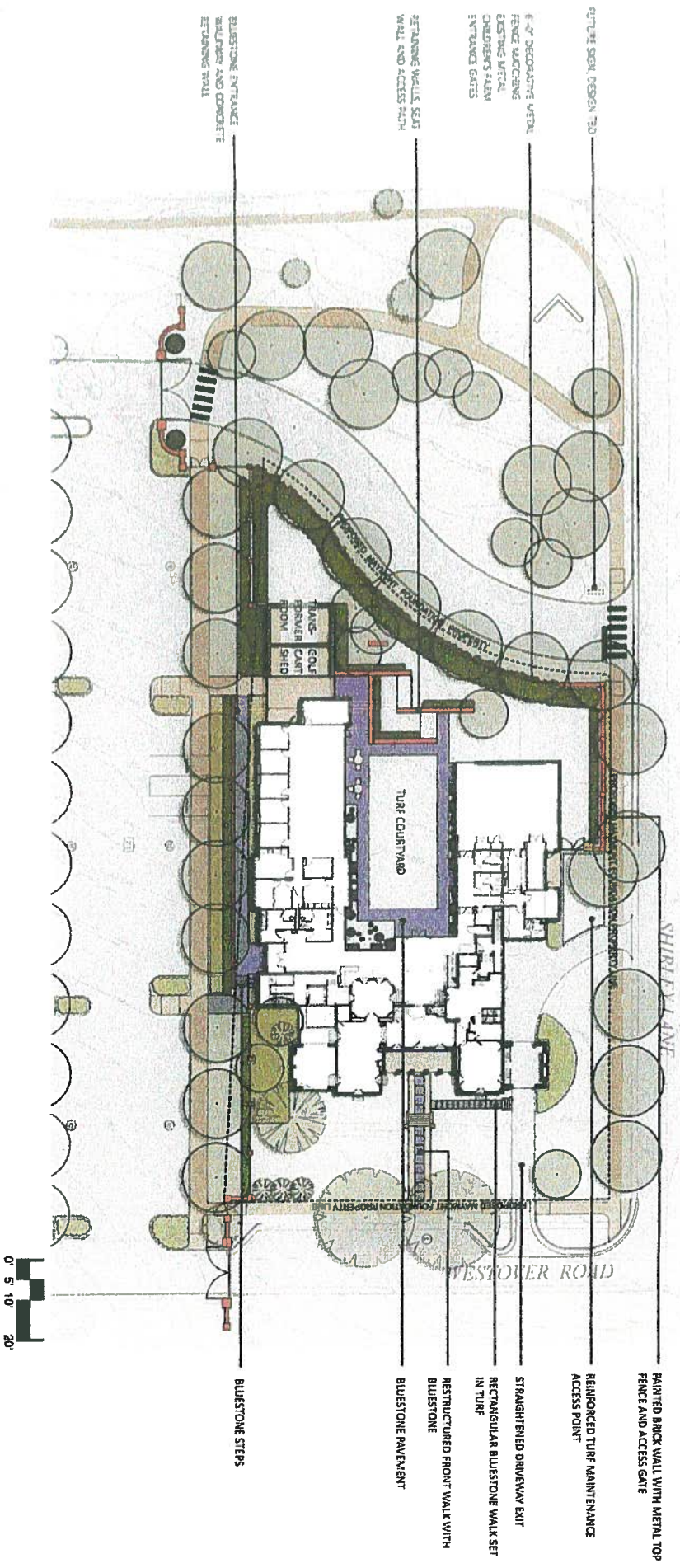
- NOTE**
- 1. ALL OUTDOOR LIGHTING WALL MOUNTED.
 - 2. WALL MOUNTED LIGHTING SHALL BE MOUNTED TO EXISTING WALLS.
 - 3. WALL MOUNTED LIGHTING SHALL BE MOUNTED TO EXISTING WALLS.
 - 4. WALL MOUNTED LIGHTING SHALL BE MOUNTED TO EXISTING WALLS.
 - 5. WALL MOUNTED LIGHTING SHALL BE MOUNTED TO EXISTING WALLS.
 - 6. WALL MOUNTED LIGHTING SHALL BE MOUNTED TO EXISTING WALLS.
 - 7. WALL MOUNTED LIGHTING SHALL BE MOUNTED TO EXISTING WALLS.
 - 8. WALL MOUNTED LIGHTING SHALL BE MOUNTED TO EXISTING WALLS.
 - 9. WALL MOUNTED LIGHTING SHALL BE MOUNTED TO EXISTING WALLS.
 - 10. WALL MOUNTED LIGHTING SHALL BE MOUNTED TO EXISTING WALLS.



ENTRANCE DRIVE PLANTING - SECTION A-A

SCALE 1/8" = 1'-0"





PAINTED BRICK WALL WITH METAL TOP FENCE AND ACCESS GATE

REINFORCED TURF MAINTENANCE ACCESS POINT

STRAIGHTENED DRIVEWAY EXIT

RECTANGULAR BLUESTONE WALK SET IN TURF

RESTRICTED FRONT WALK WITH BLUESTONE

RESTRAINED WALK WITH WALL AND ACCESS WITH BLUESTONE PAVEMENT

BLUESTONE STEPS

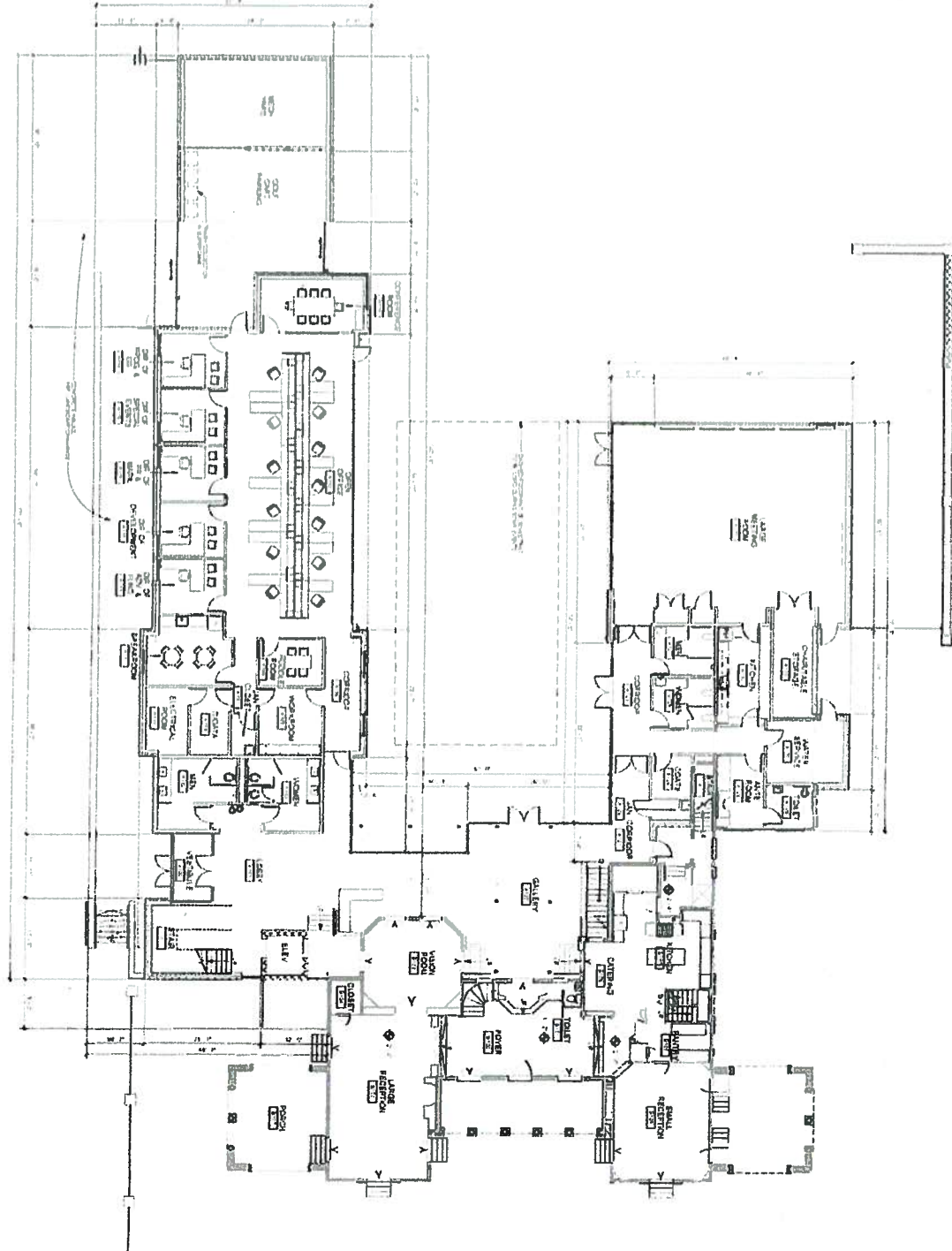


RAYMONT FOUNDATION HEADQUARTERS | LANDSCAPE SITE PLAN | SPECIAL USE PERMIT - NOT FOR CONSTRUCTION

REVISION 2015 - 11/15/2015



FLOOR PLAN - LEVEL 1



BUILDING AREA

FOUNDATION	1,200
FLOOR SLAB	1,200
MECHANICAL	1,200
ELECTRICAL	1,200
PLUMBING	1,200
PAINT	1,200
FINISHES	1,200
MECHANICAL	1,200
ELECTRICAL	1,200
PLUMBING	1,200
PAINT	1,200
FINISHES	1,200
TOTAL BUILDING AREA	12,000

A101

NOT FOR CONSTRUCTION

MAYMONT
FOUNDATION
HEADQUARTERS

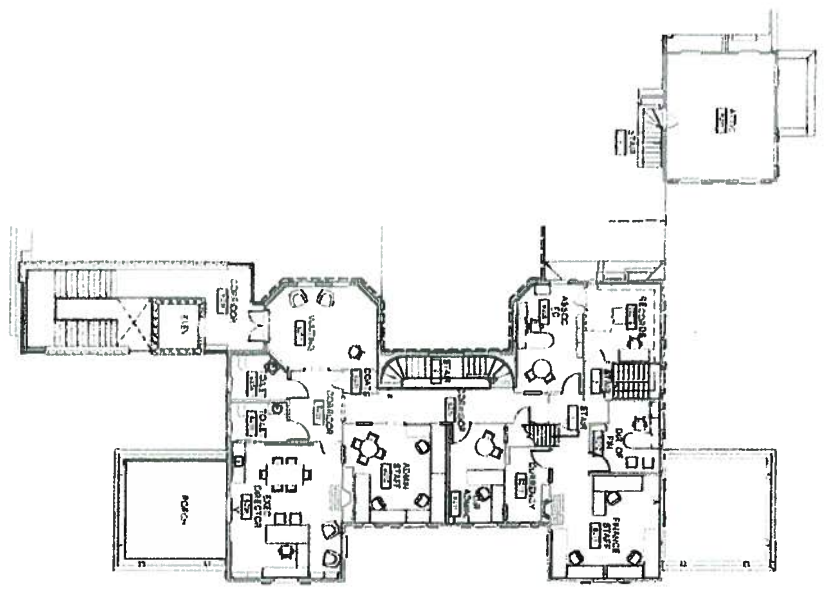
1000 WESTOVER ROAD
RICHMOND, VA 23220

MARCH 8, 2016
REVISED PER PERMIT APPLICATION
REVISION NO. 1

CMT
ARCHITECTURE
INTERIOR
CLASHING P. SHEPHERD

1411 South 4th St.
Richmond, VA 23220
703.351.1111
www.cmtva.com
CMT Architecture
1411 South 4th St.
Richmond, VA 23220

FLOOR PLAN - LEVEL 2



BUILDING AREA

Room	Area (sq ft)	Total
CONFERENCE	1,200	1,200
RECEPTION	300	1,500
OFFICE	1,500	3,000
BREAK ROOM	200	3,200
KITCHEN	150	3,350
RESTROOM	100	3,450
STORAGE	100	3,550
TOTAL		3,550

FLOOR PLAN - LEVEL 1

A102

NOT FOR CONSTRUCTION

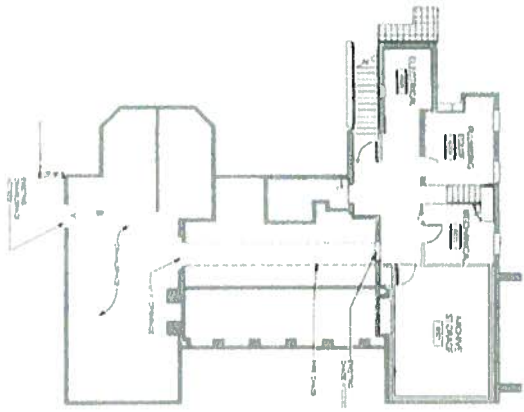
**MAYMONT
FOUNDATION
HEADQUARTERS**

1000 WESTOVER ROAD
RICHMOND, VA 23220

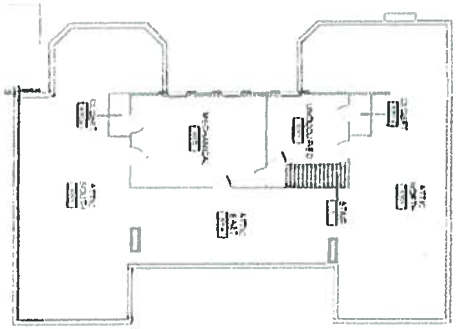
DATE: 10/10/2010
SPECIAL USER: [REDACTED]
SUBMISSION NO. [REDACTED]



10/10/2010 10:10:10 AM
Sheet 002
Project: Maymont Foundation
10/10/2010 10:10:10 AM



FLOORPLAN - BASEMENT



FLOORPLAN - THIRD FLOOR

BUILDING AREA	
Existing Footprints	10,000 sq ft
Proposed Footprints	10,000 sq ft
Total Footprints	20,000 sq ft
Site Area	10,000 sq ft
Impervious Area	10,000 sq ft
Permeable Area	10,000 sq ft
Water Runoff Coefficient	0.5
Annual Runoff	10,000 gal
Annual Infiltration	10,000 gal
Annual Excess Runoff	10,000 gal

2008-10-13
 10:00 AM
 10/10/08

A103

NOT FOR CONSTRUCTION

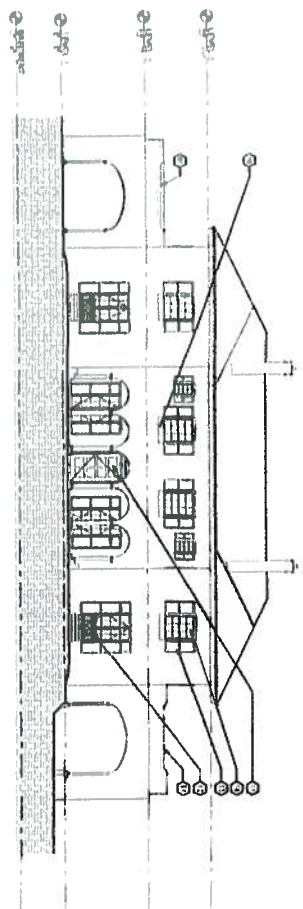
MAYMONT
 FOUNDATION
 HEADQUARTERS

1000 WESTOVER ROAD
 RICHMOND, VA 23220

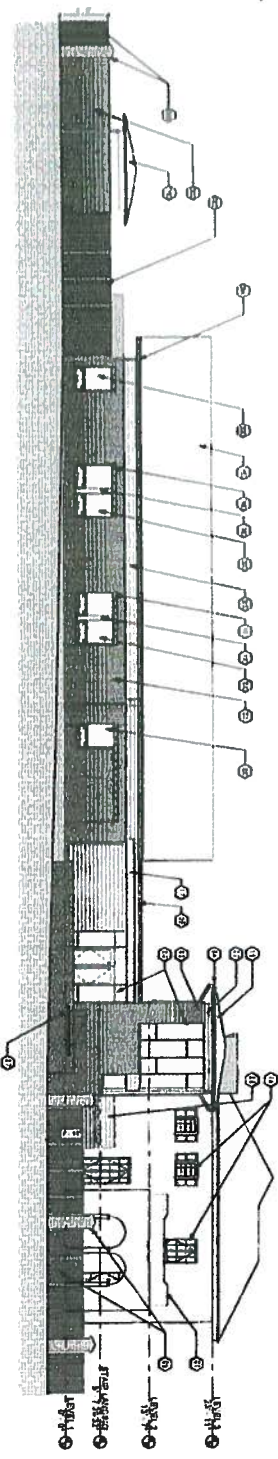
10/10/08
 10:00 AM
 10/10/08
 10:00 AM
 10/10/08
 10:00 AM

SCM
 ARCHITECTS
 INTERIORS
 LANDSCAPE
 PLANNING

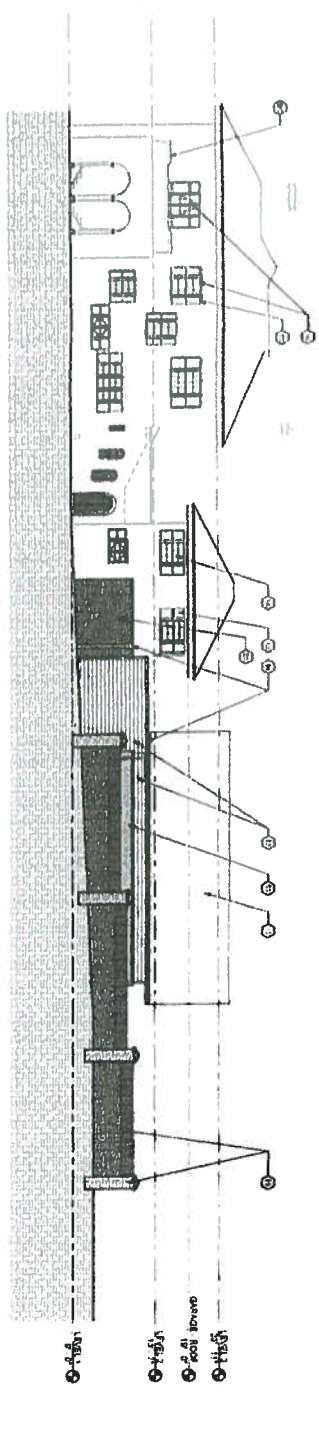
10/10/08
 10:00 AM
 10/10/08
 10:00 AM
 10/10/08
 10:00 AM



ELEVATION - EAST



ELEVATION - SOUTH



ELEVATION - NORTH

- EXTERIOR ELEVATION KEYNOTES**
- 01 HOLLOW METAL WALL, CAP
 - 02 BRASS CASUALTY, BRASS DATE OVERHEAD
 - 03 FACE BRICK, TYP
 - 04 METAL COLLIER AND DOWNSPOUTS
 - 05 FINE BRICK CHAMFERED BRICK, HANG
 - 06 METAL LETTERS MOUNTED TO BRICK WALL
 - 07 ALL TERRAZZO FLOORS EXCEPT
 - 08 FINISHES EXCEPT FROM CONCRETE METAL FINISH
 - 09 FINISHES EXCEPT FROM CONCRETE METAL FINISH
 - 10 FINISHES EXCEPT FROM CONCRETE METAL FINISH
 - 11 FINISHES EXCEPT FROM CONCRETE METAL FINISH
 - 12 FINISHES EXCEPT FROM CONCRETE METAL FINISH
 - 13 FINISHES EXCEPT FROM CONCRETE METAL FINISH
 - 14 FINISHES EXCEPT FROM CONCRETE METAL FINISH
 - 15 FINISHES EXCEPT FROM CONCRETE METAL FINISH
 - 16 FINISHES EXCEPT FROM CONCRETE METAL FINISH
 - 17 FINISHES EXCEPT FROM CONCRETE METAL FINISH
 - 18 FINISHES EXCEPT FROM CONCRETE METAL FINISH

SCM
 ARCHITECT
 1000 WESTOVER ROAD
 RICHMOND, VA 23220
 (804) 781-1111

**MAYMONT
 FOUNDATION
 HEADQUARTERS**
 DESIGN DEVELOPMENT
 1000 WESTOVER ROAD
 RICHMOND, VA 23220

1000 WESTOVER ROAD
 RICHMOND, VA 23220
 DESIGN DEVELOPMENT

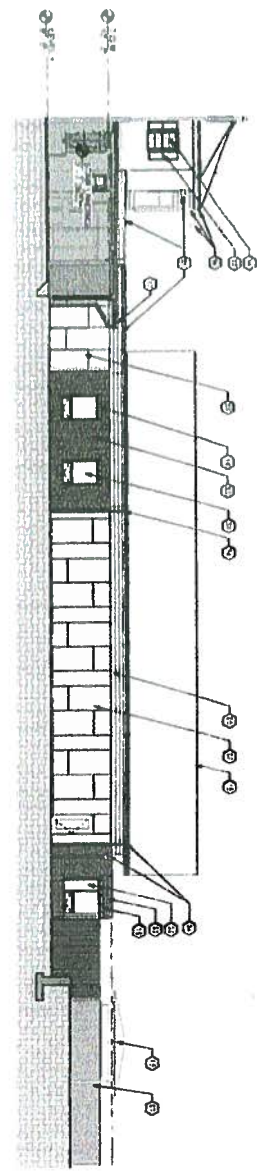
NOT FOR CONSTRUCTION

A400

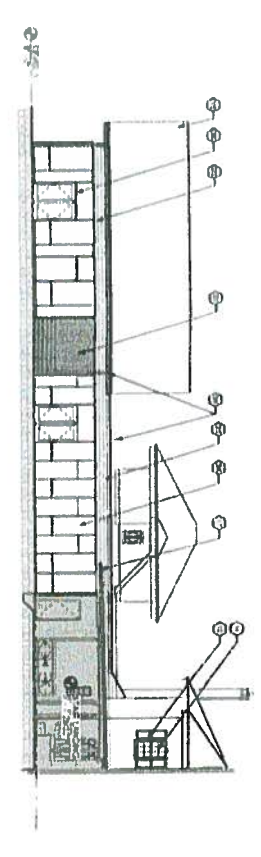
BUILDING ELEVATIONS

EXTERIOR ELEVATION KEYNOTES

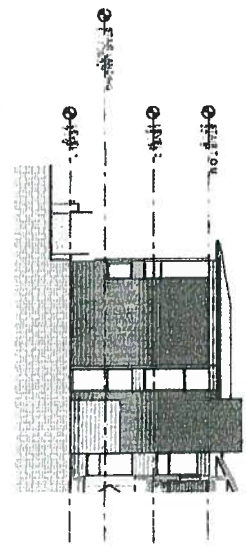
- 01 100% REFINISHED METAL WALL CAP
- 02 100% REFINISHED METAL WALL CAP
- 03 100% REFINISHED METAL WALL CAP
- 04 100% REFINISHED METAL WALL CAP
- 05 100% REFINISHED METAL WALL CAP
- 06 100% REFINISHED METAL WALL CAP
- 07 100% REFINISHED METAL WALL CAP
- 08 100% REFINISHED METAL WALL CAP
- 09 100% REFINISHED METAL WALL CAP
- 10 100% REFINISHED METAL WALL CAP
- 11 100% REFINISHED METAL WALL CAP
- 12 100% REFINISHED METAL WALL CAP
- 13 100% REFINISHED METAL WALL CAP
- 14 100% REFINISHED METAL WALL CAP
- 15 100% REFINISHED METAL WALL CAP
- 16 100% REFINISHED METAL WALL CAP
- 17 100% REFINISHED METAL WALL CAP
- 18 100% REFINISHED METAL WALL CAP
- 19 100% REFINISHED METAL WALL CAP
- 20 100% REFINISHED METAL WALL CAP



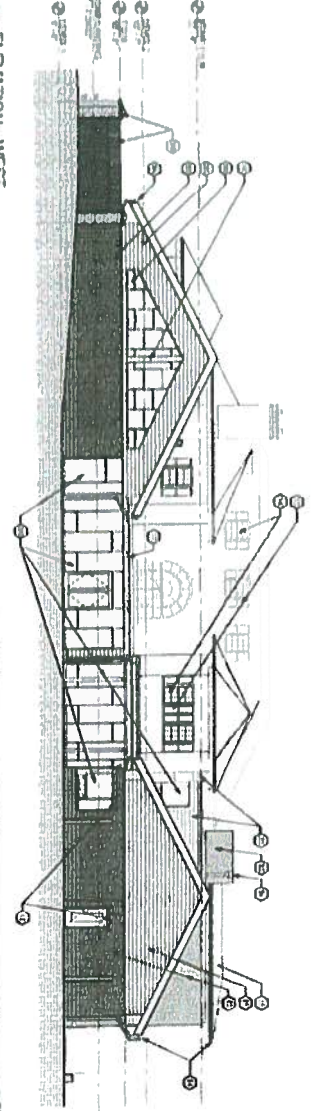
ELEVATION - COURTYARD SOUTH



ELEVATION - COURTYARD NORTH



ELEVATION - MAIN ENTRANCE - EAST



ELEVATION - WEST



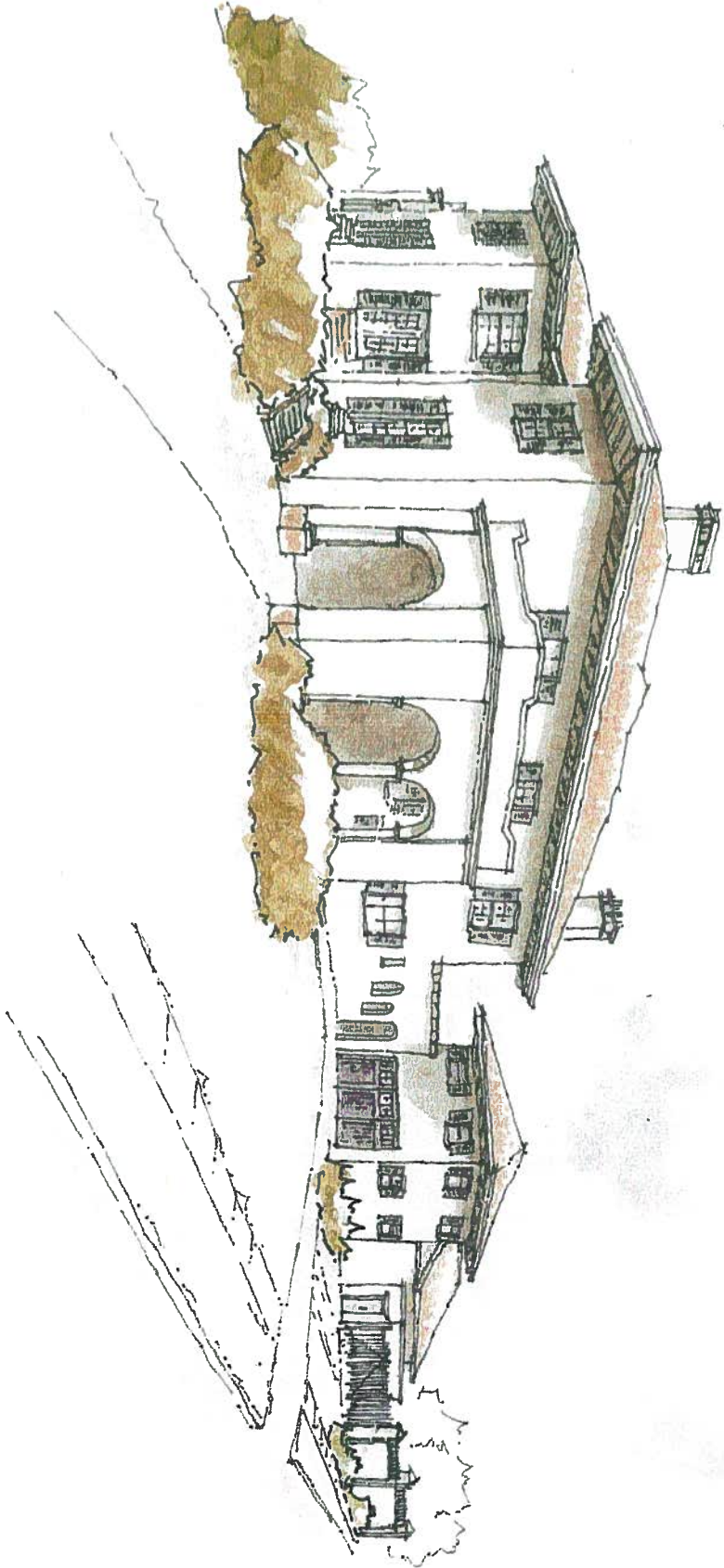
MAYMONT FOUNDATION HEADQUARTERS

DESIGN DEVELOPMENT
1000 WESTOVER ROAD
RICHMOND, VA 23220

DATE: 01/14/14
BY: [Signature]
FOR: DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

A401

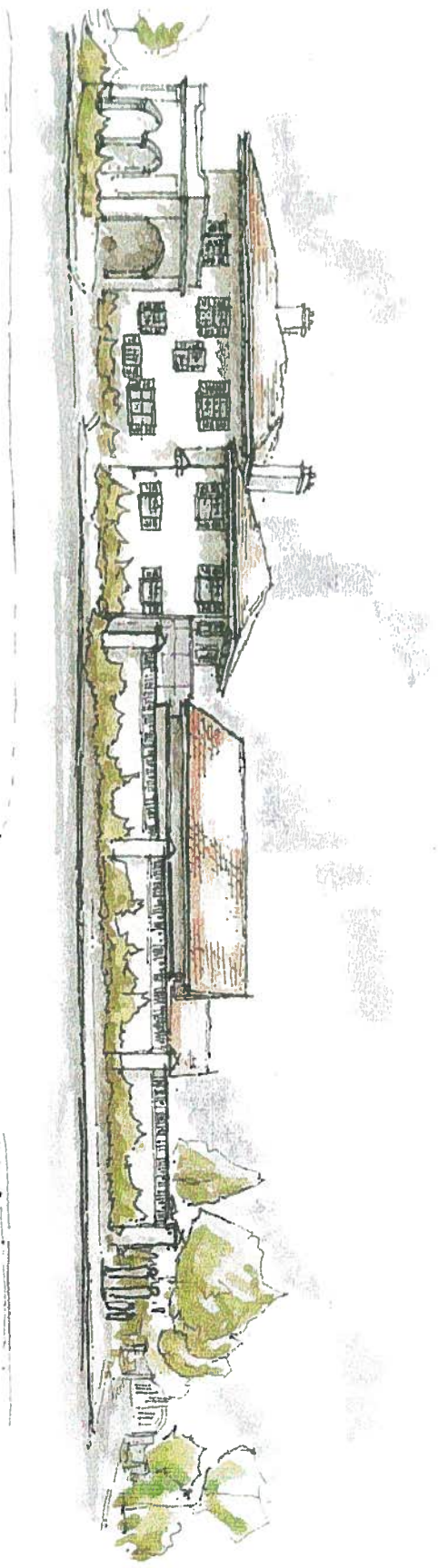


VIEW FROM WESTOVER ROAD / SHIRLEY LANE



MAYMONT FOUNDATION HEADQUARTERS - SCHEMATIC DESIGN
MAYMONT FOUNDATION
1000 WESTOVER ROAD
SHIRLEY LANE
RICHMOND, VA 23220



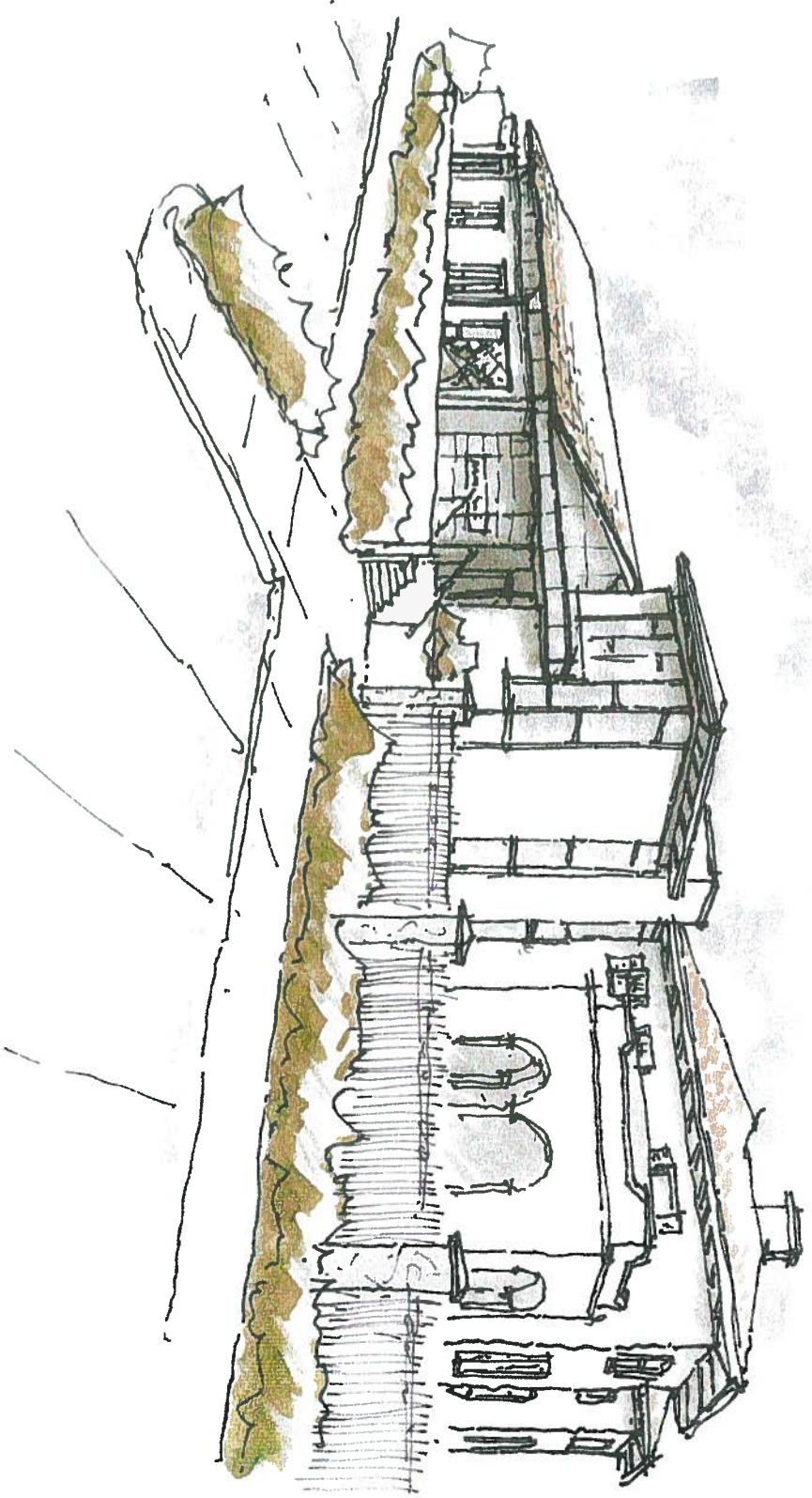


VIEW FROM ALLEY ACROSS SHIRLEY LANE



MAYMONT FOUNDATION HEADQUARTERS - SCHEMATIC DESIGN





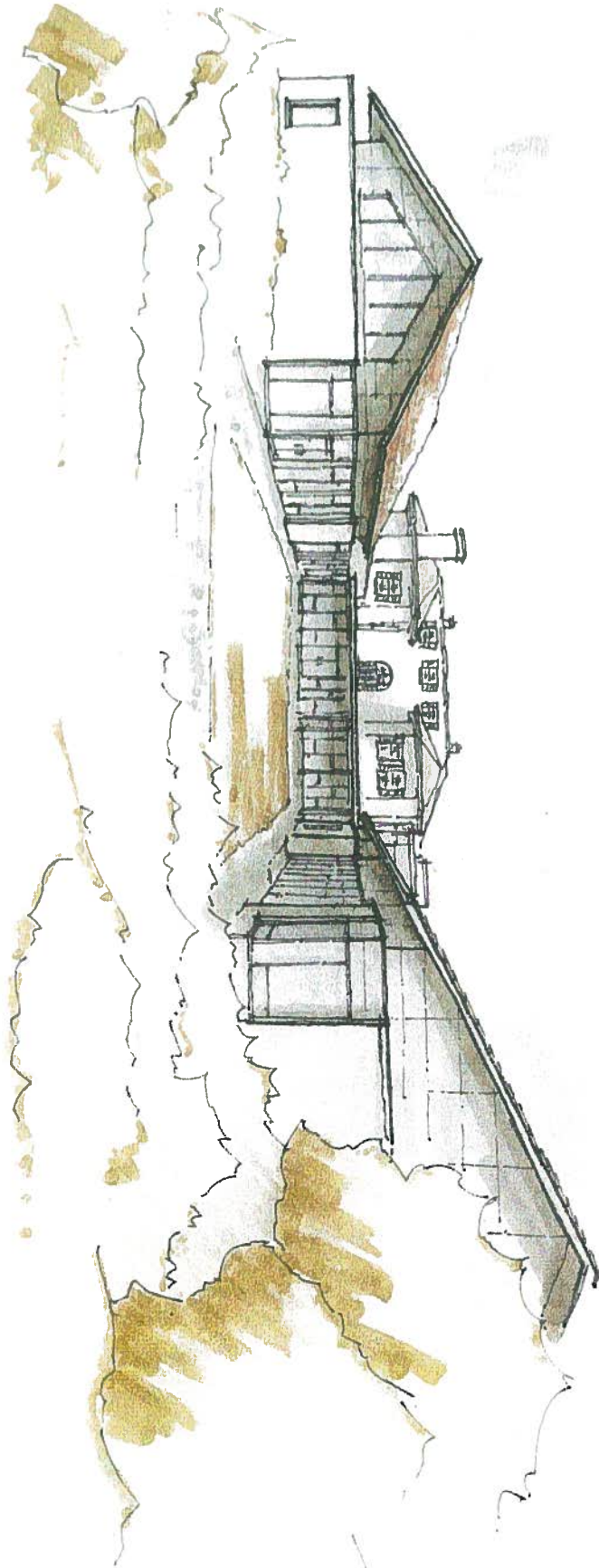
VIEW FROM CHILDRENS FARM PARKING LOT



MAYMONT FOUNDATION HEADQUARTERS - SCHEMATIC DESIGN



ARCHITECTURAL
CONSULTANTS
BALTIMORE, MARYLAND



VIEW OF INTERIOR COURTYARD



MAYMONT FOUNDATION HEADQUARTERS • SCHEMATIC DESIGN



SCOTTISH CULTURAL WORLD TRUST
1000 EAST 17TH AVENUE
DENVER, COLORADO 80202