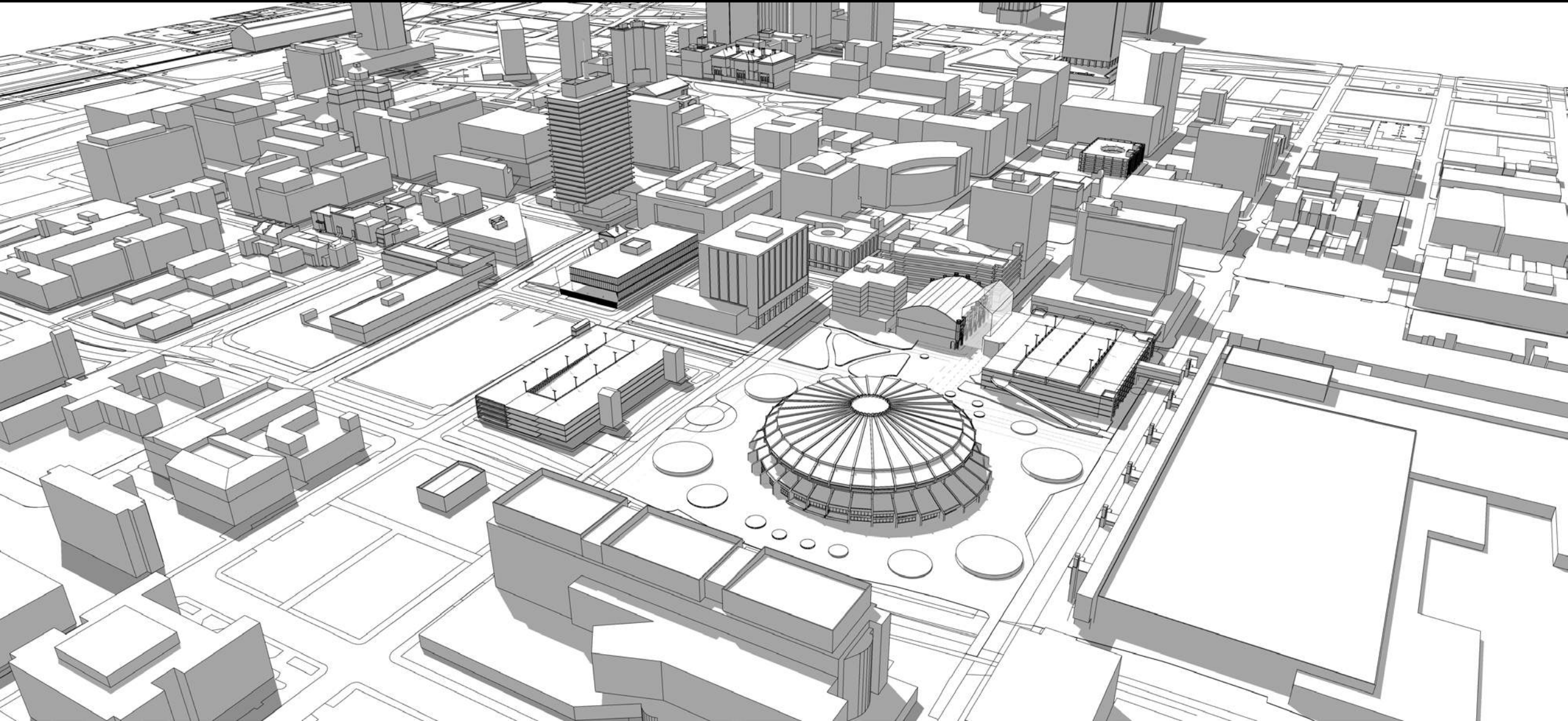
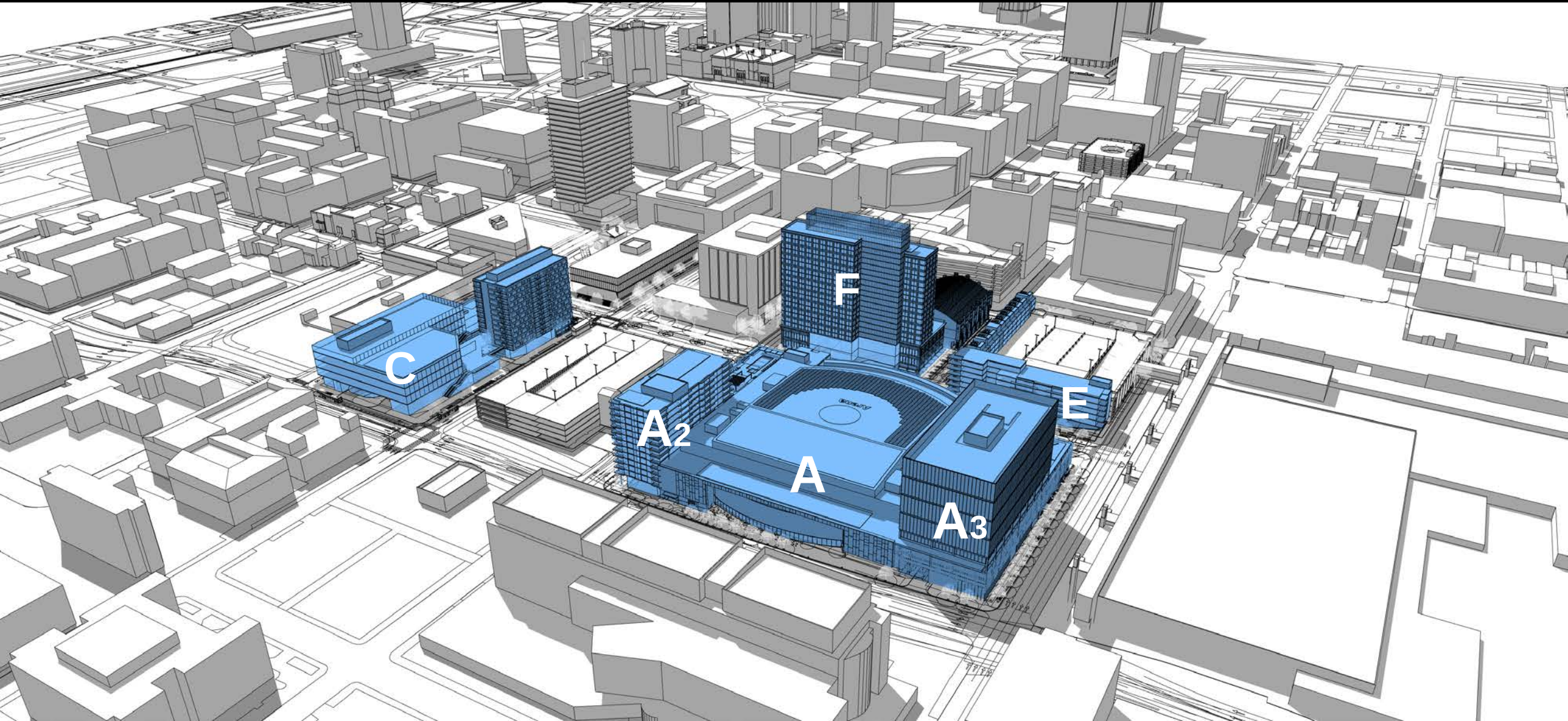


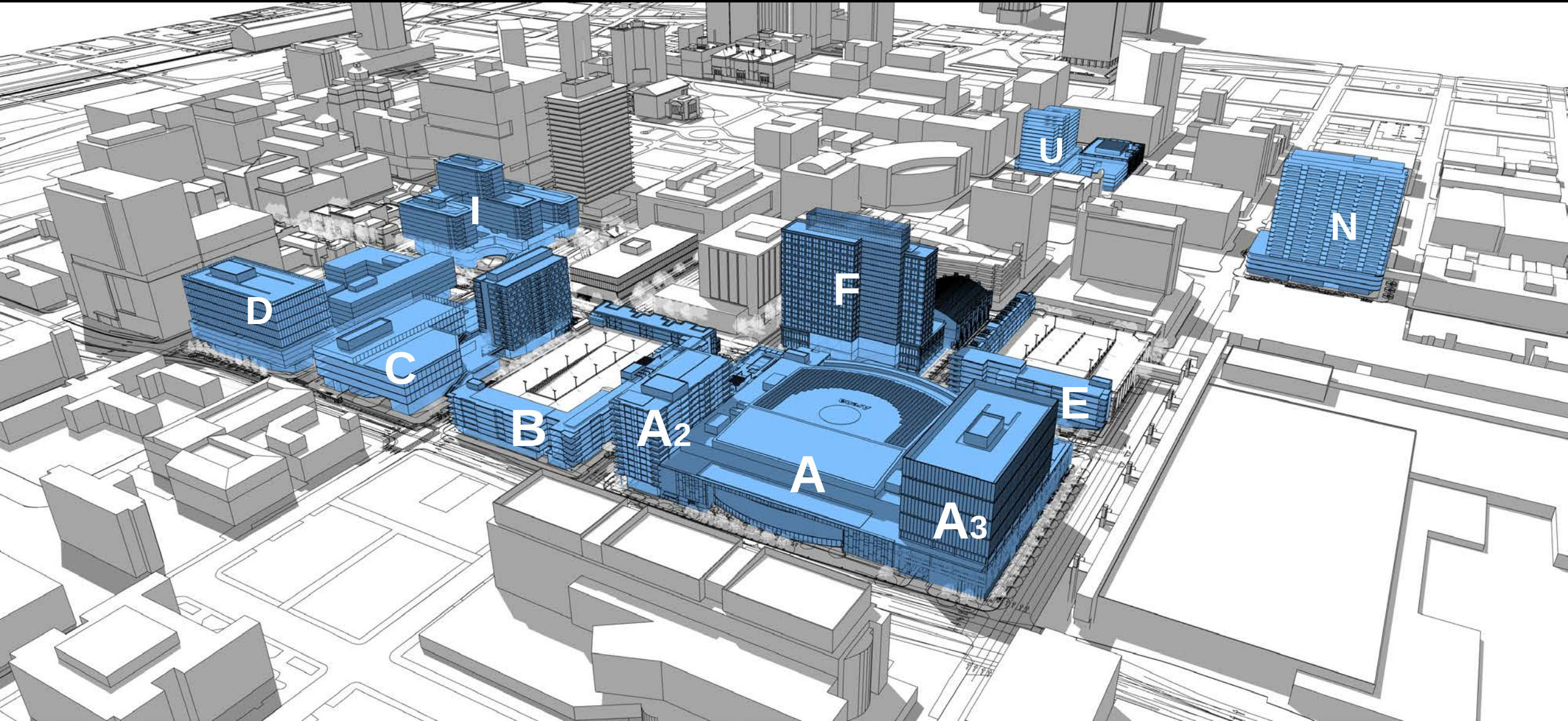
Existing

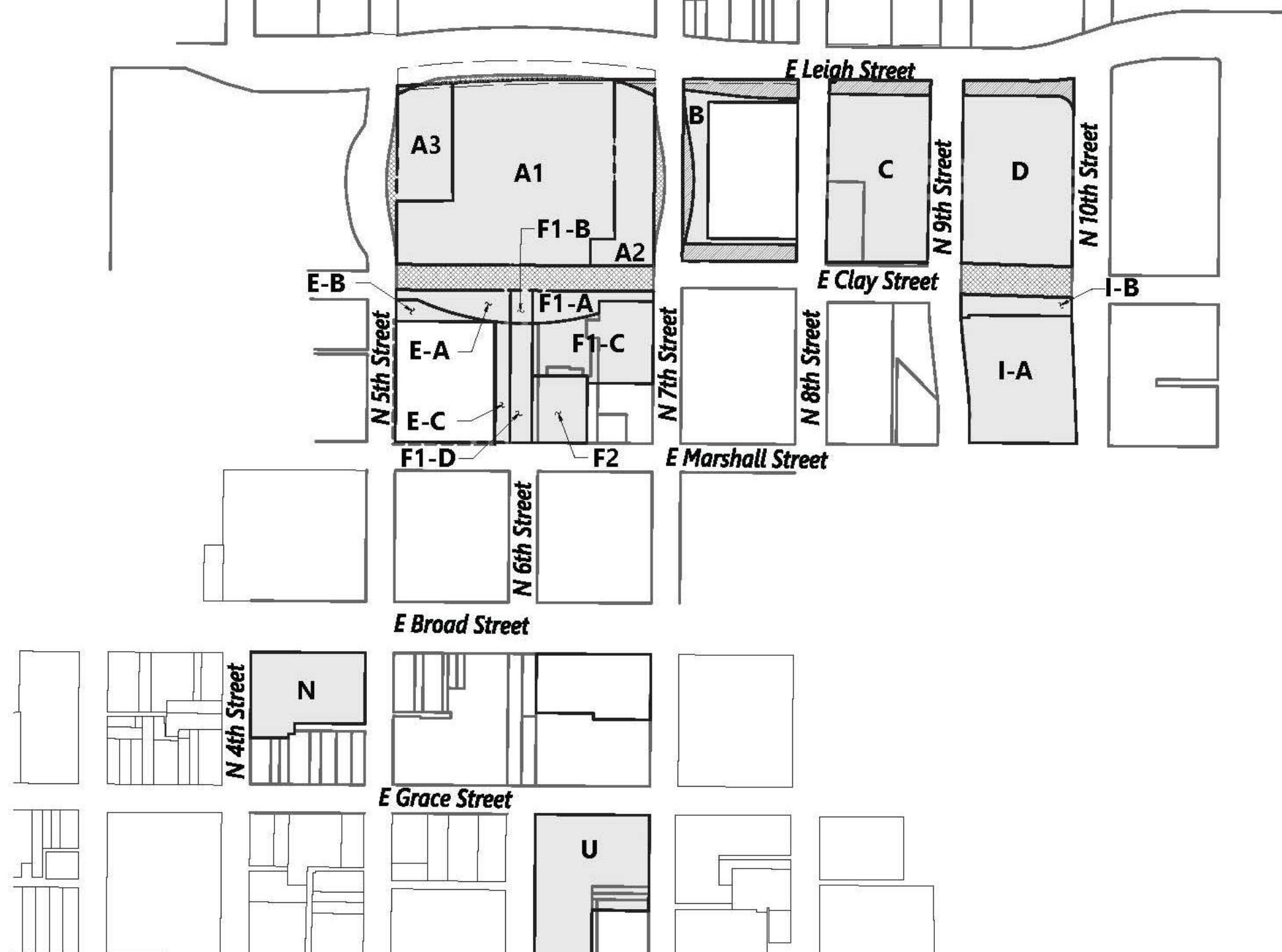


Parcels A,C E, F



Parcels





Pulse Corridor Plan

Core Design Elements

1. Hold the Corner

active ground floors that wrap around the corner

2. Entrances Face the Street

3. Appropriate Setbacks and Stepbacks

Uses are close to the Street. Stepbacks at upper stories respect existing form

4. Transparency

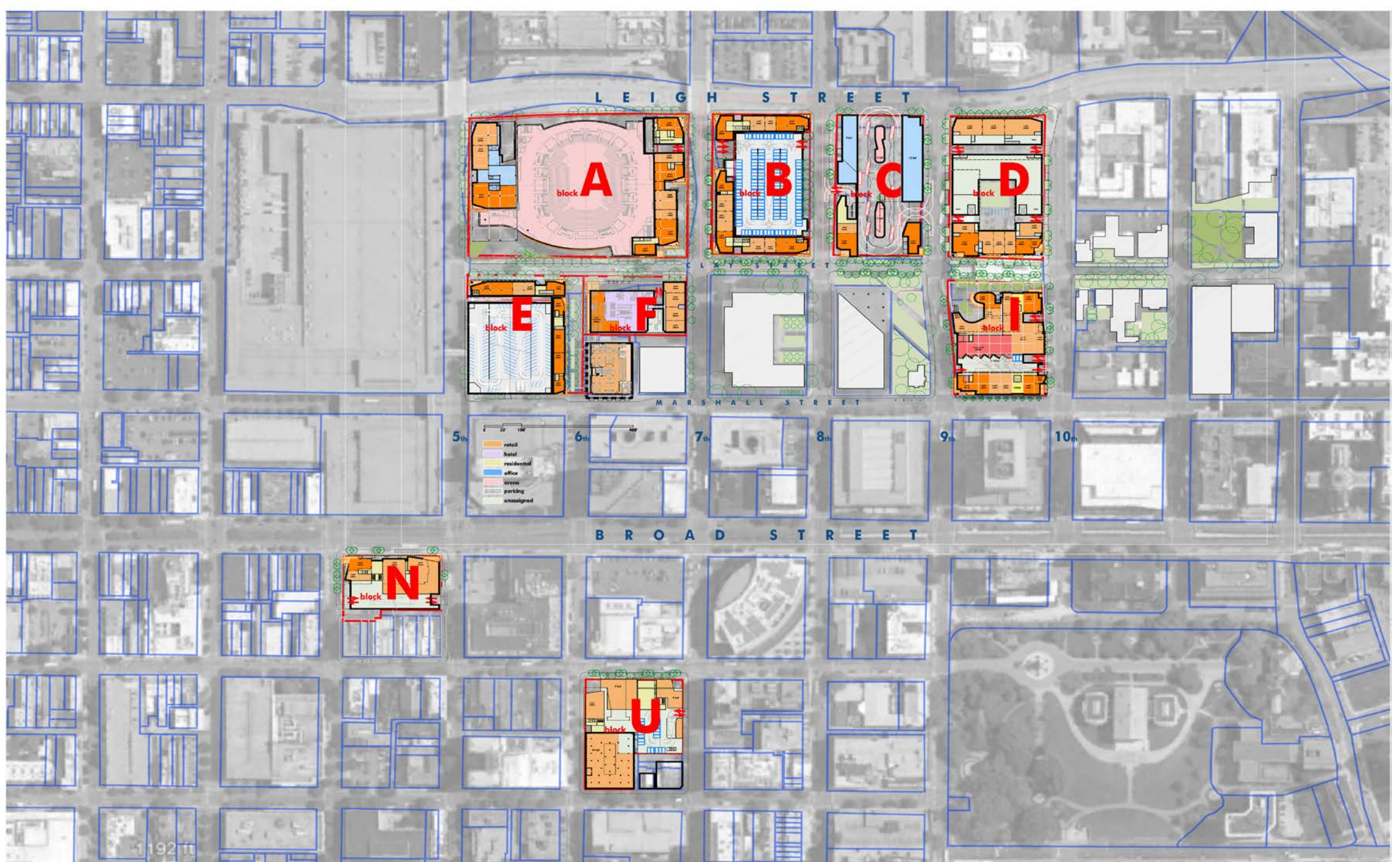
Visibility to and from the street.

5. Façade Articulation

Facades should be broken up and made more human-scale by varying the streetwall plane

6. Screened Parking and Services

landscaping pushed to the sidewalk to help maintain a streetwall

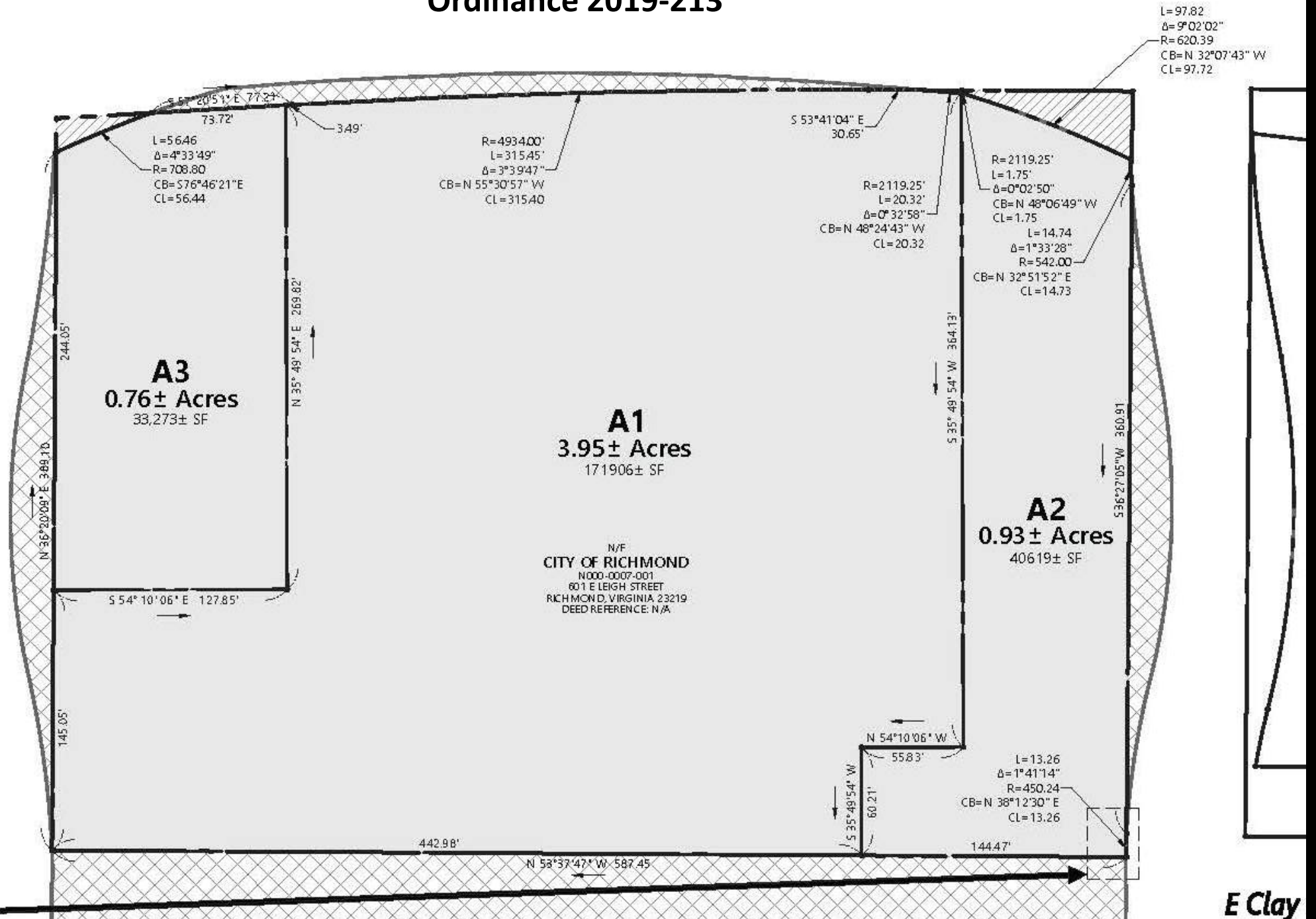








Ordinance 2019-213



A3
0.76± Acres
33258± SF

A1
3.95± Acres
171901± SF
block **A**

A2
0.93± Acres
40617± SF

N/F
CITY OF RICHMOND
N000-0007-001
601 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
CITY OF RICHMOND
N000-0007-003
500A E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
CITY OF RICHMOND
N000-0007-001
601 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

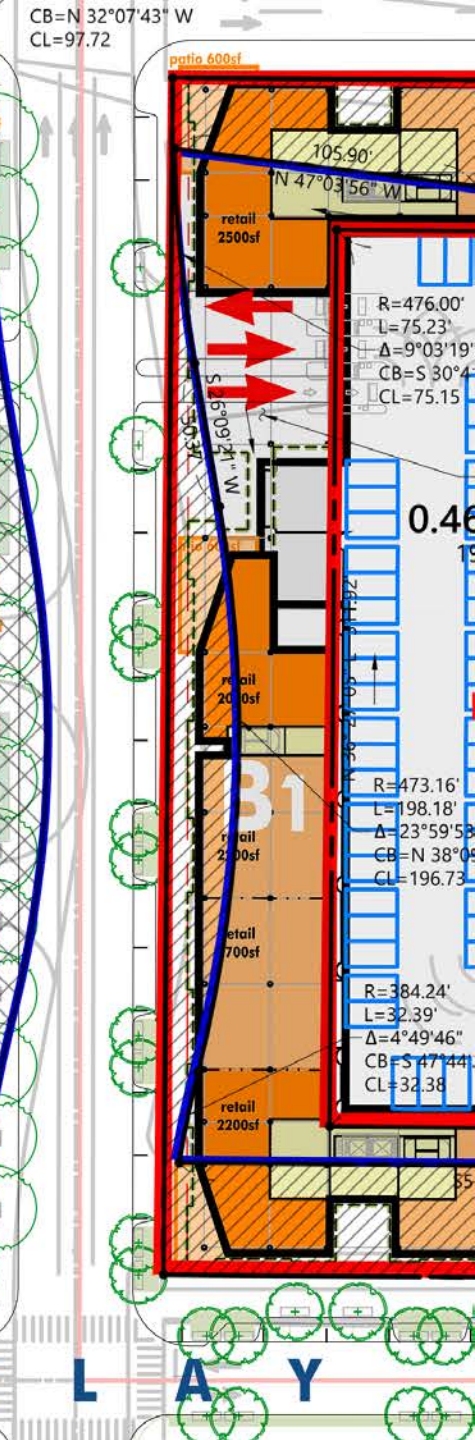
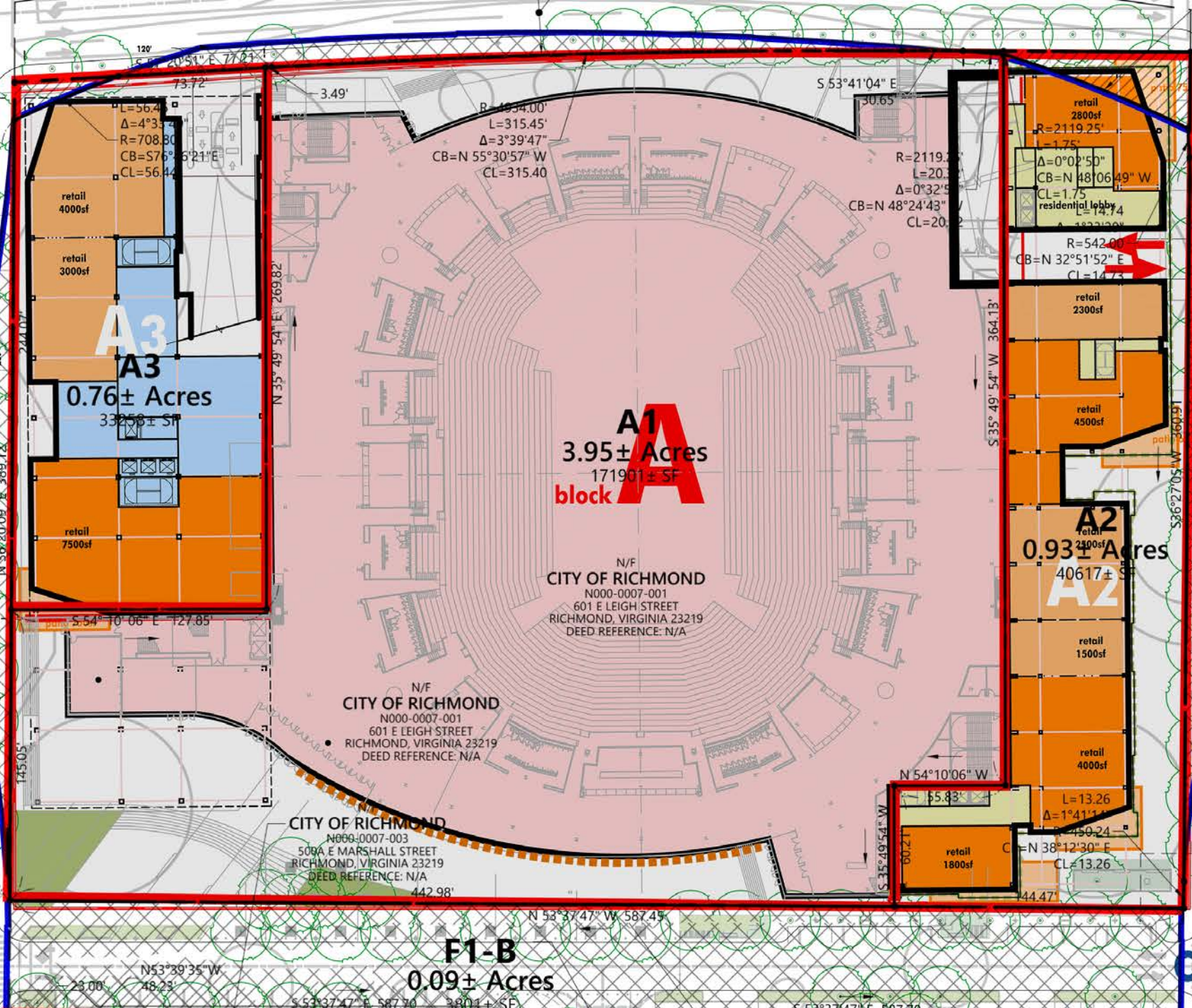
F1-B
0.09± Acres

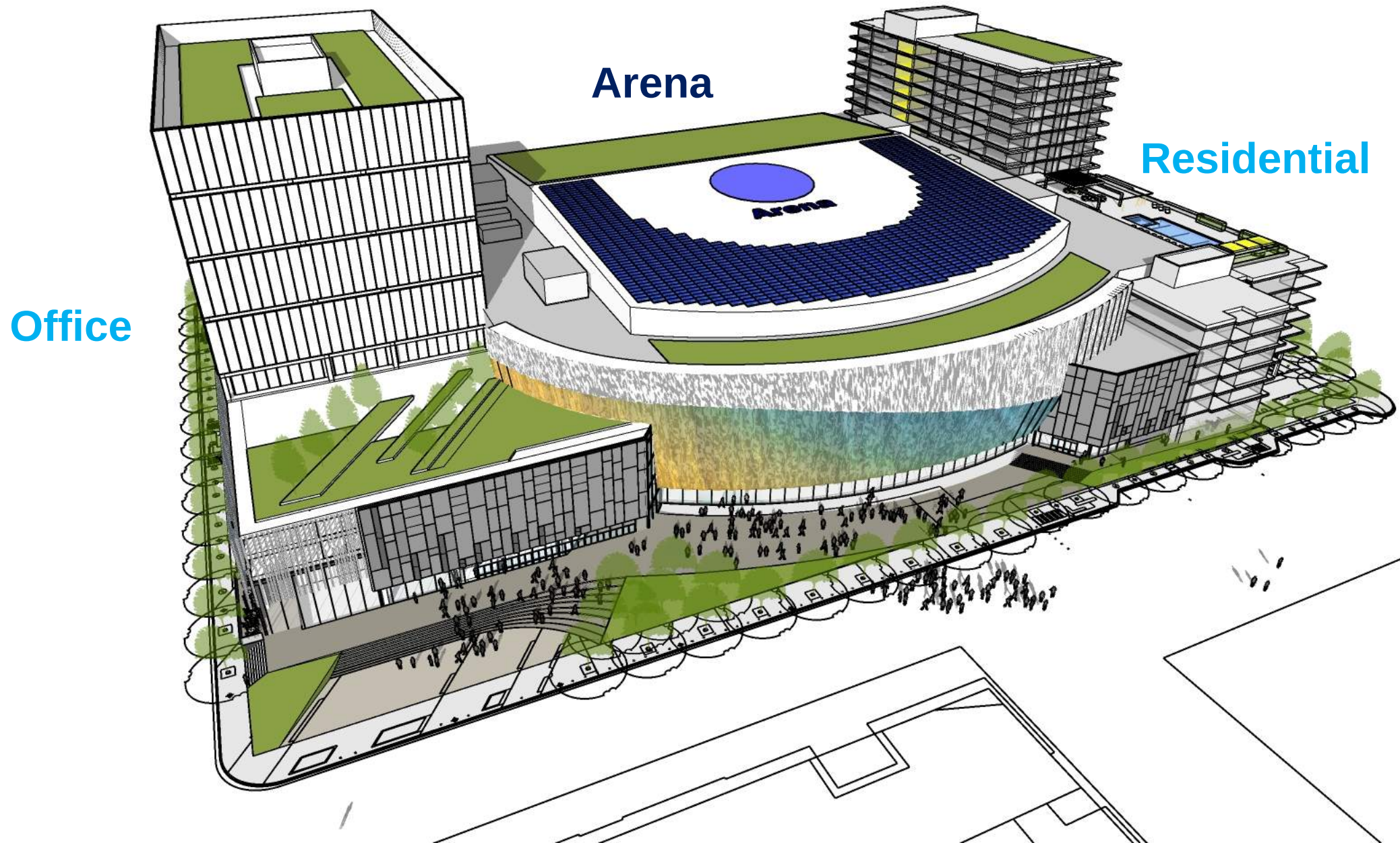
R=620.55'
CB=N 32°07'43" W
CL=97.72

R=476.00'
L=75.23'
Δ=9°03'19"
CB=S 30°4'
CL=75.15

R=473.16'
L=198.18'
Δ=23°59'53"
CB=N 38°09'
CL=196.73

R=384.24'
L=32.39'
Δ=4°49'46"
CB=S 47°44'
CL=32.38





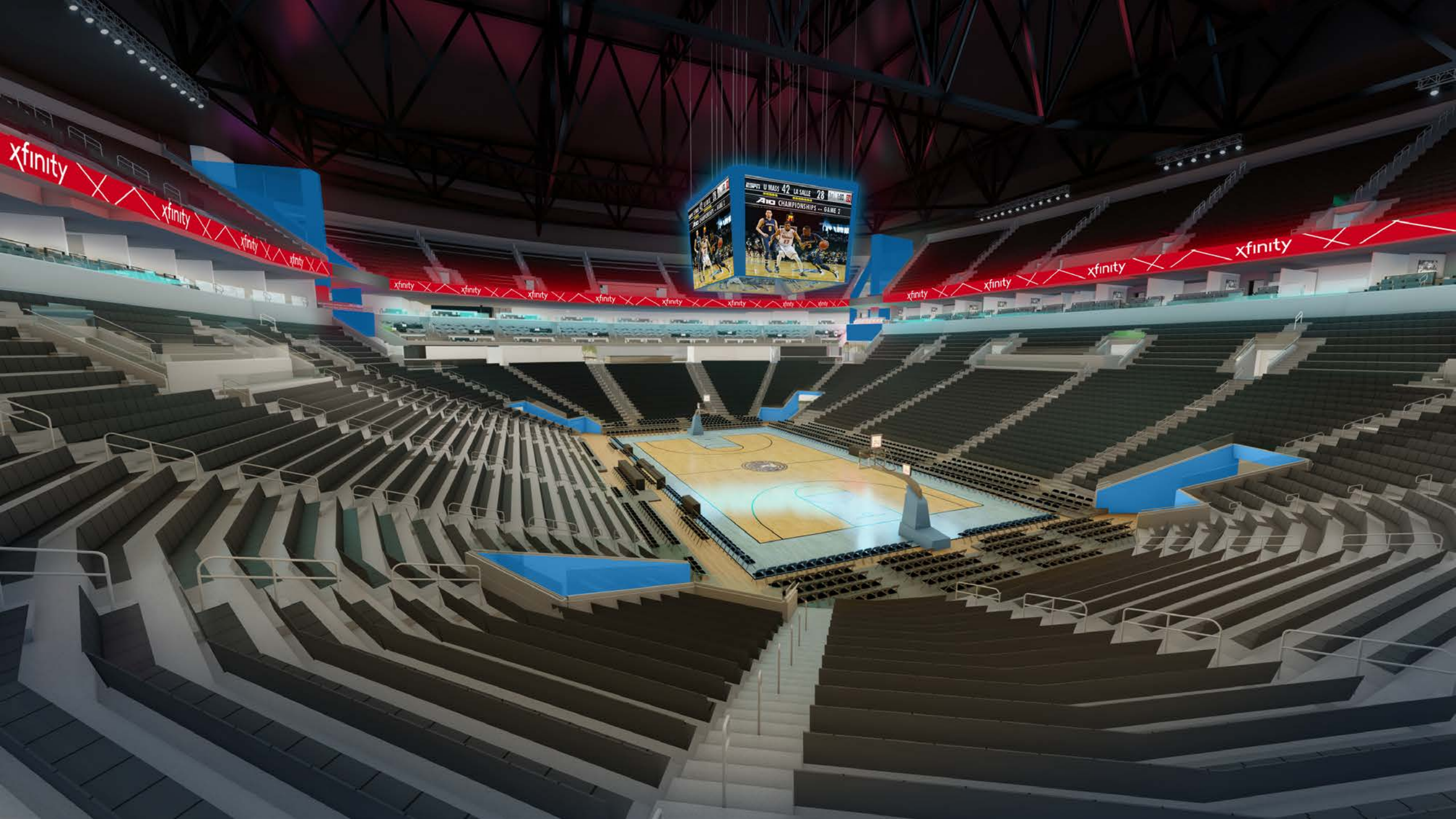


5TH & CLAY CURRENT



EBAR

5TH & CLAY PROPOSED



Clay Street Activation

10th Street

9th Street

8th Street

7th Street

6th Street

5th Street

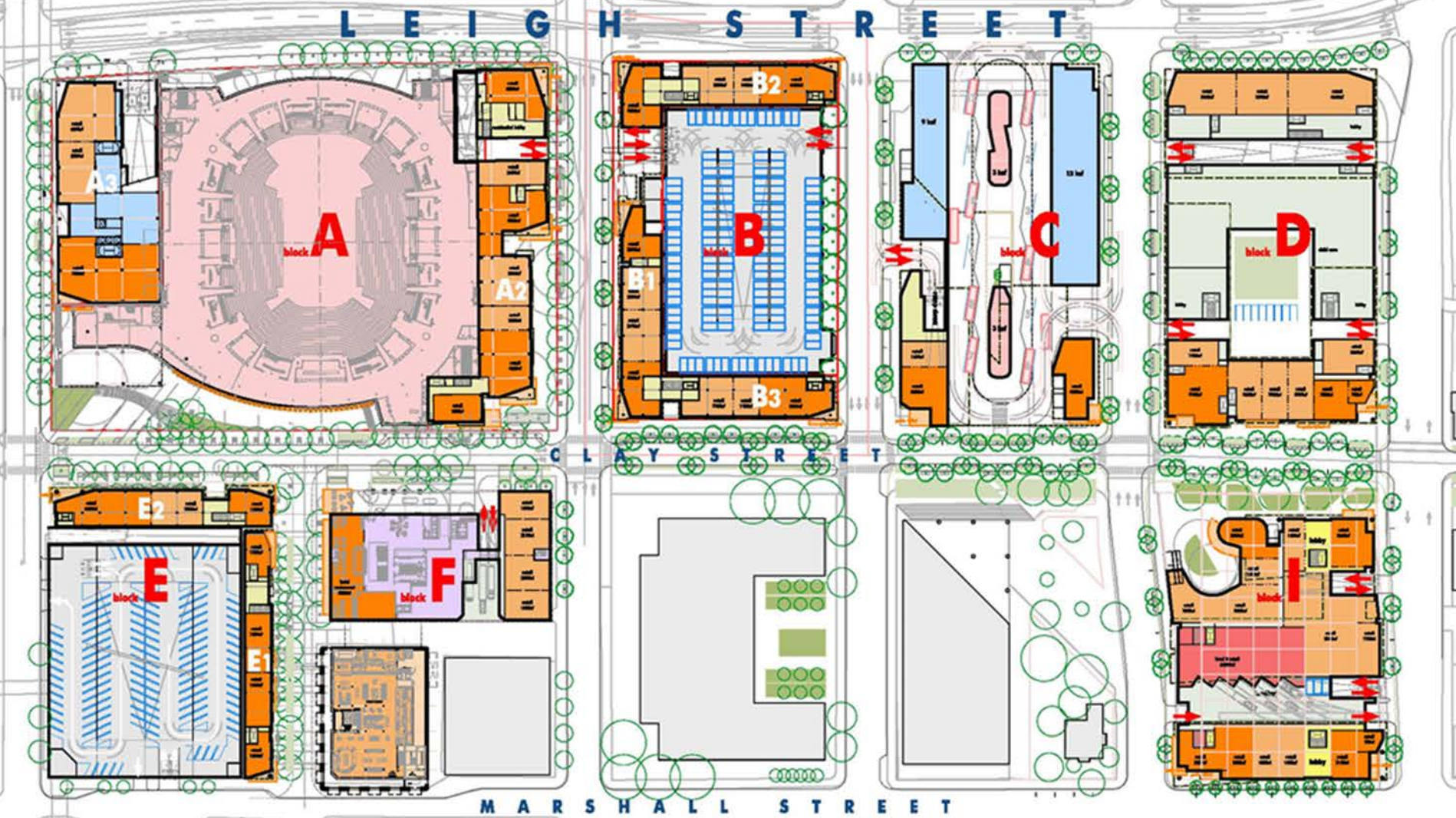












5th

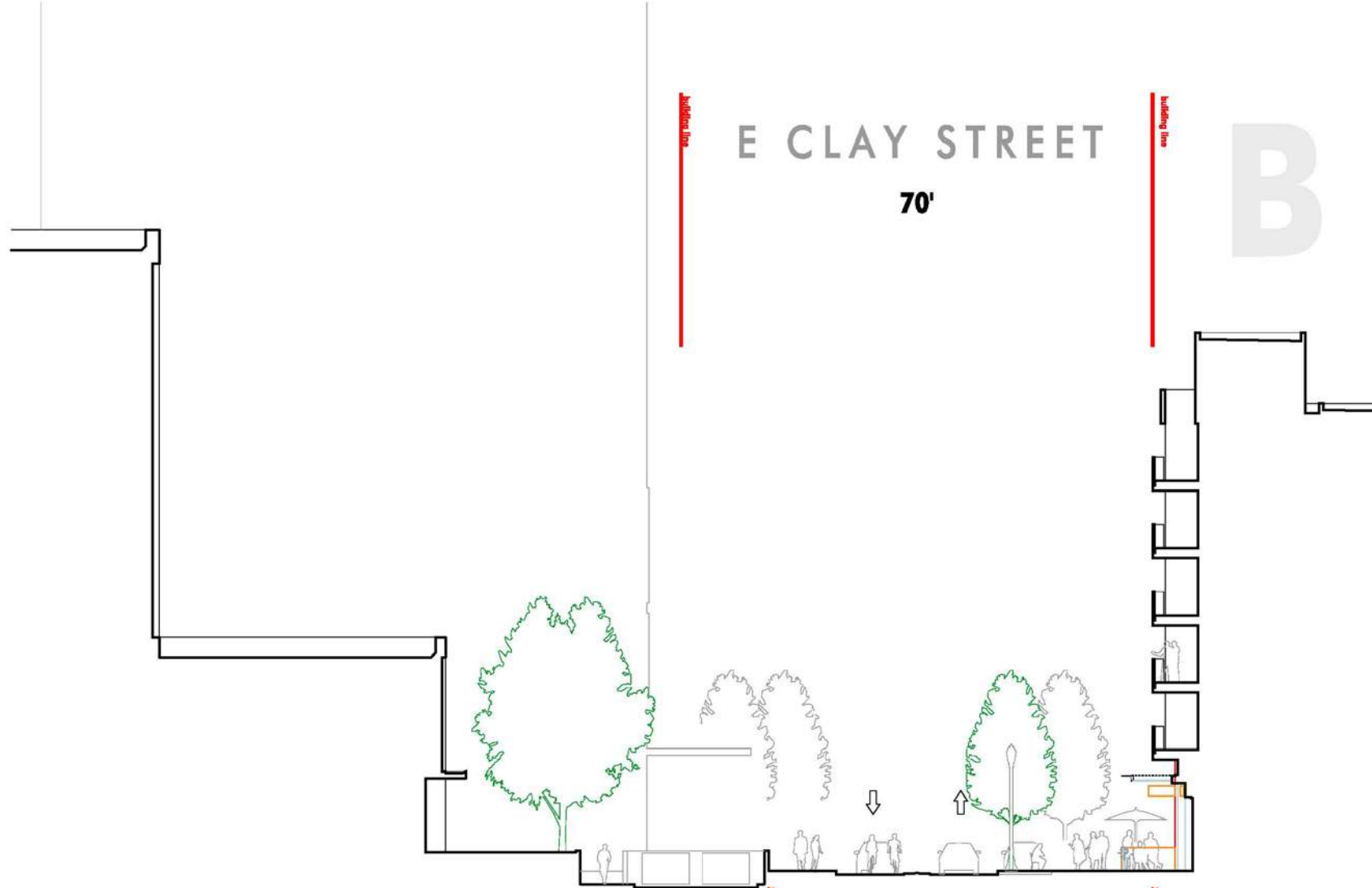
6th

7th

8th

9th

10th



E CLAY STREET

70'

B

capital city redevelopment district

CLAY STREET SECTION STUDY
1 January 2019



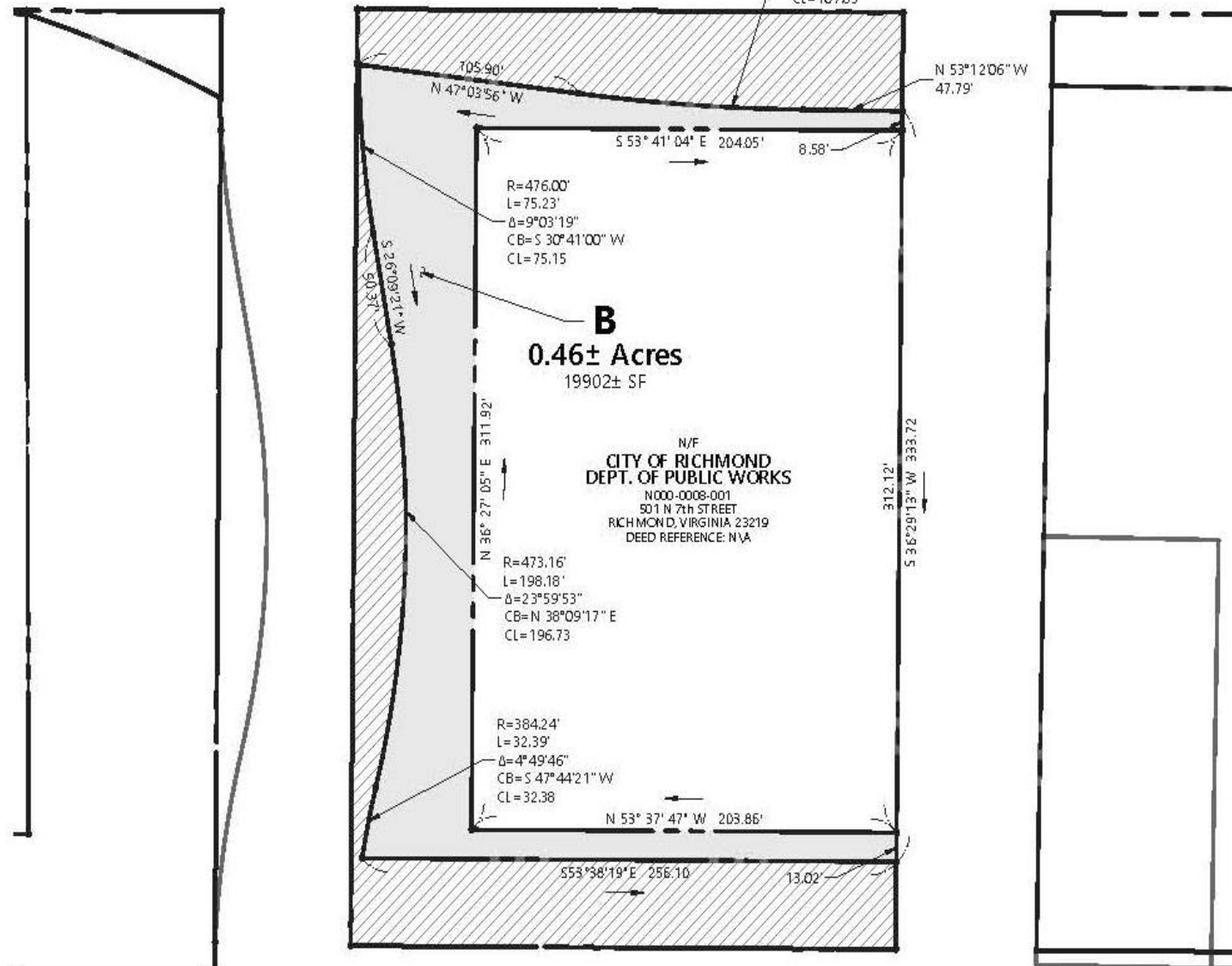
©Capital City Partners LLC



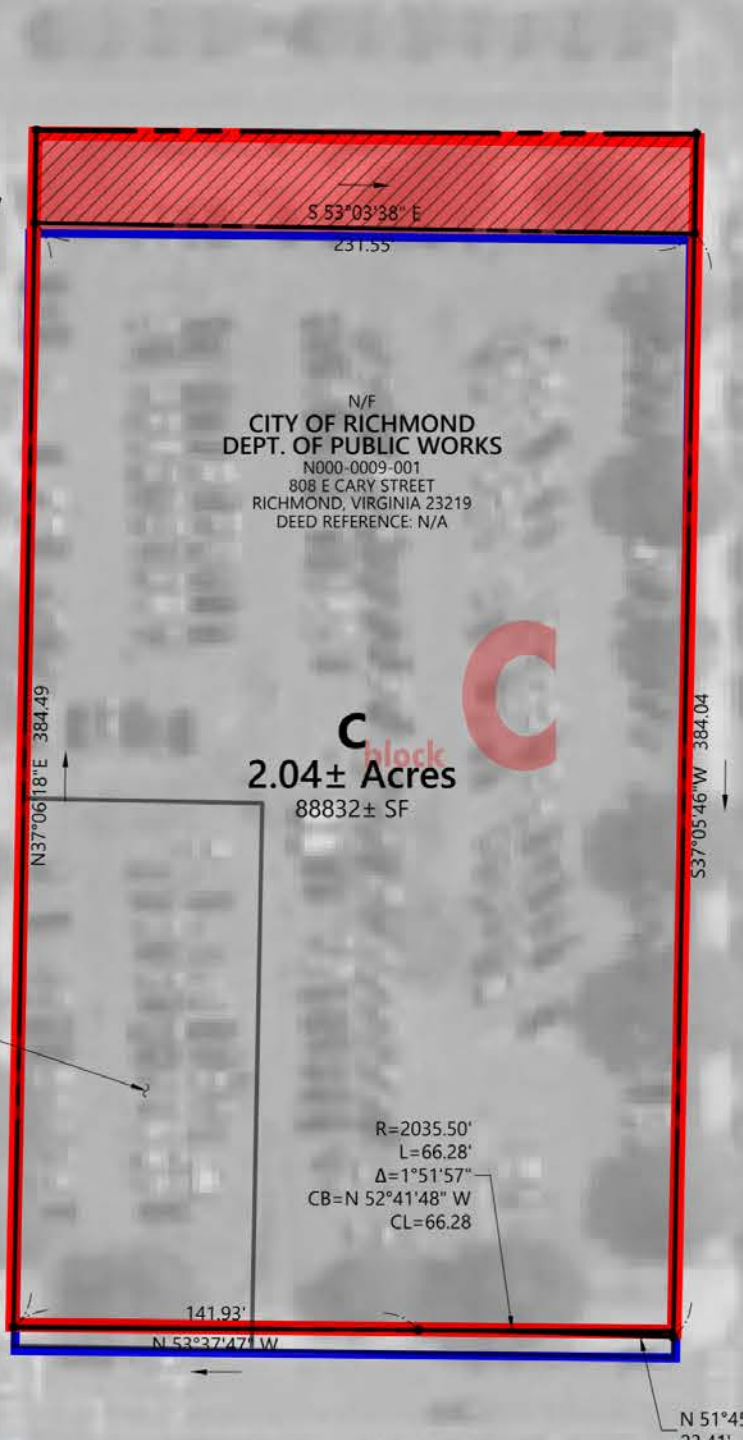
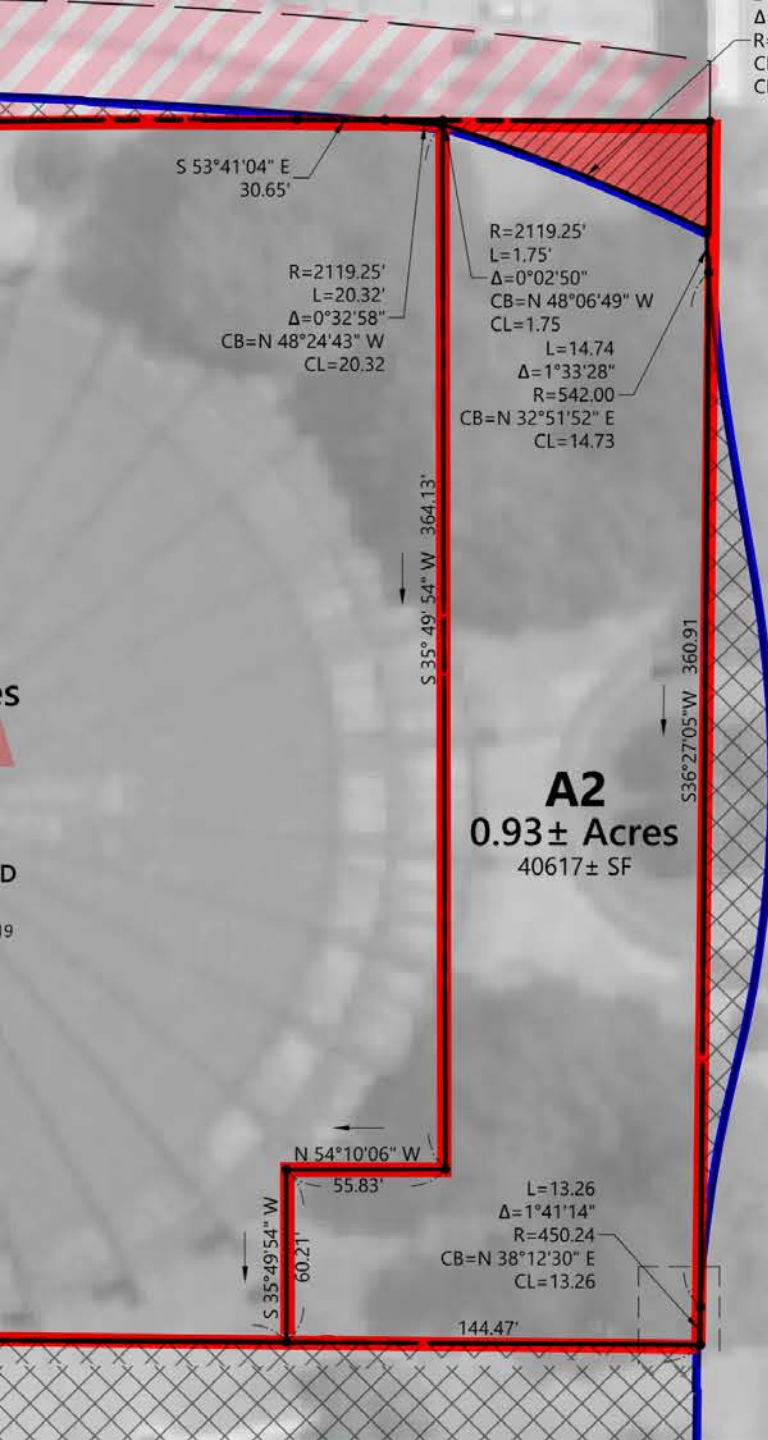


Ordinance 2019-214

E. Leigh Street

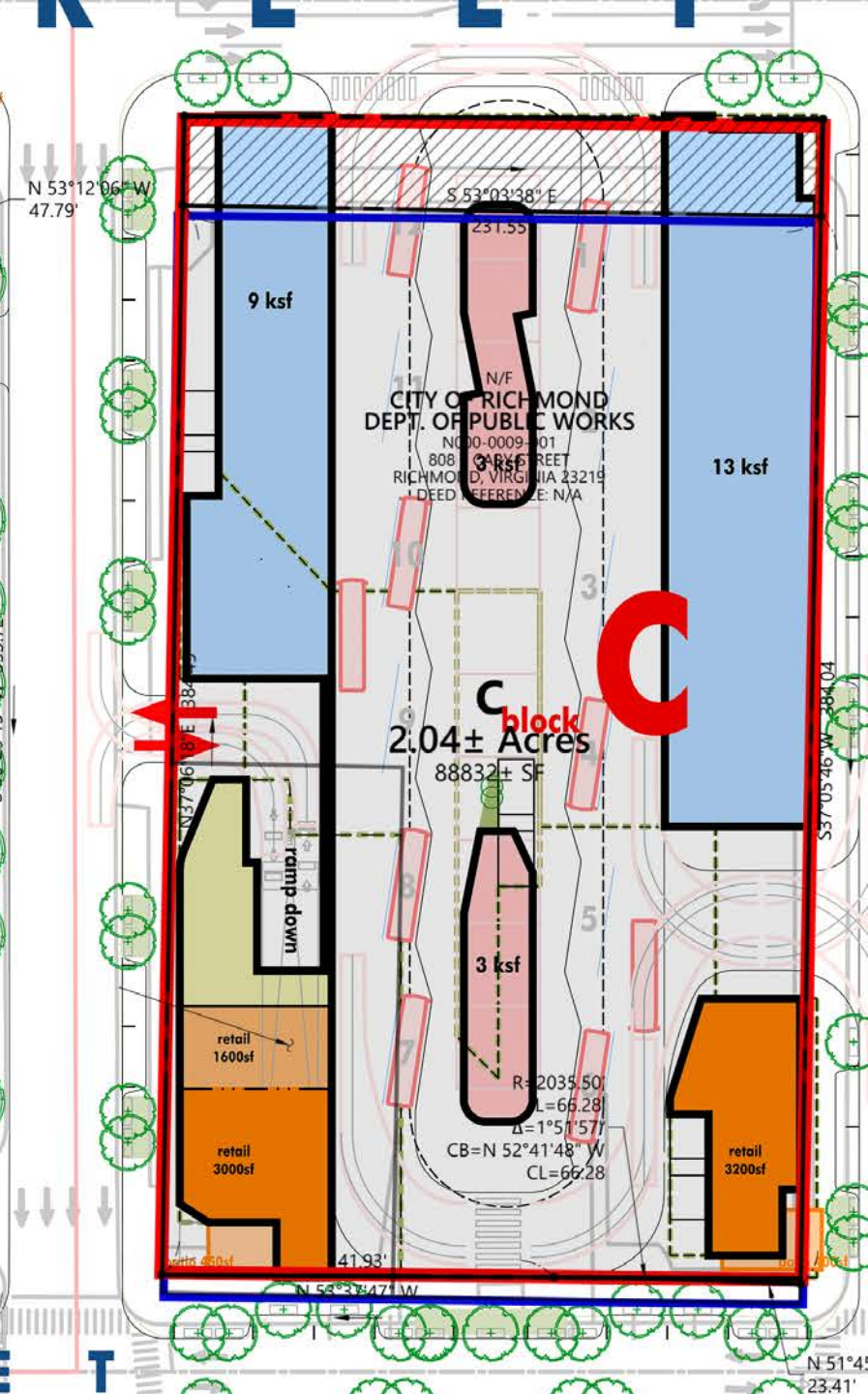
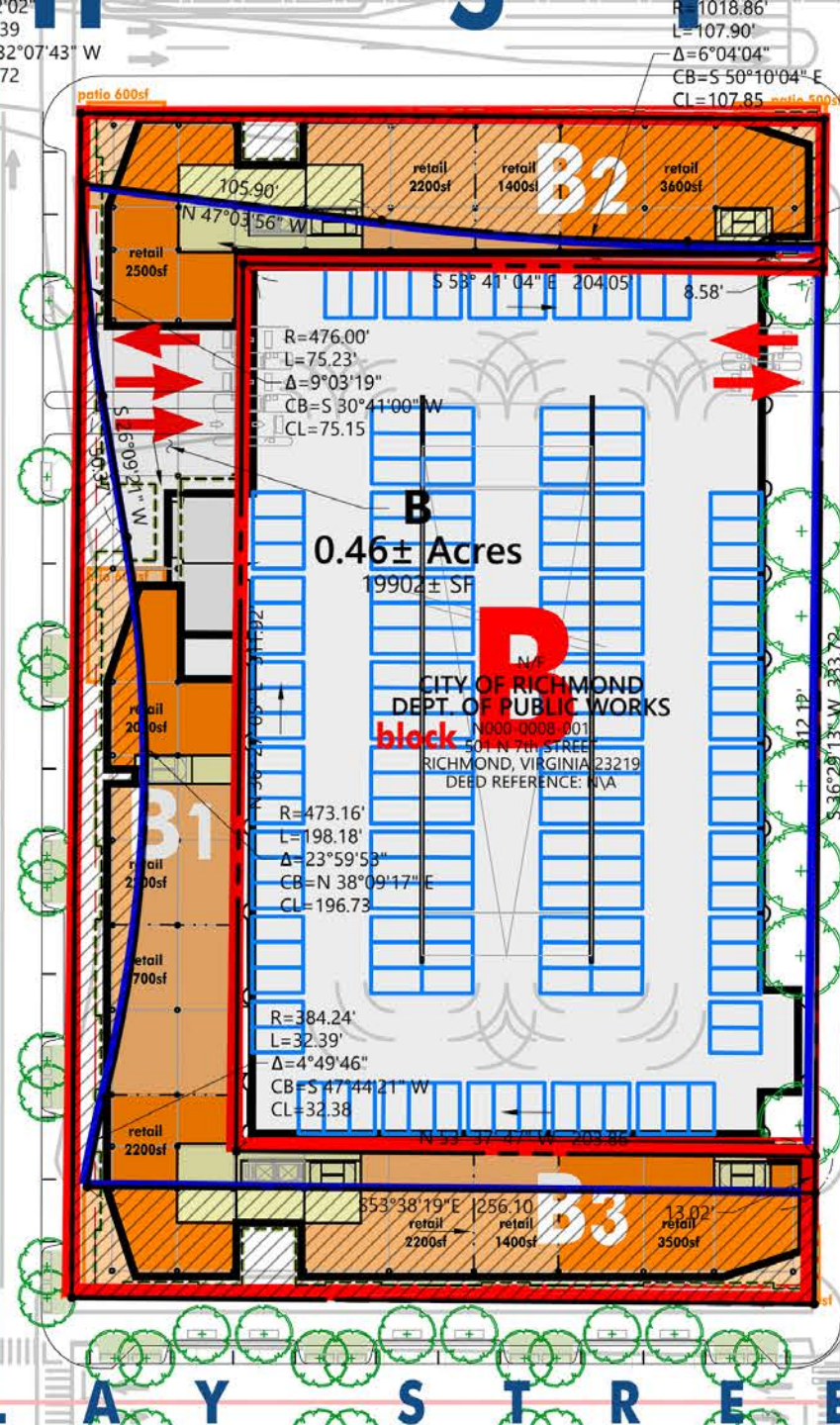
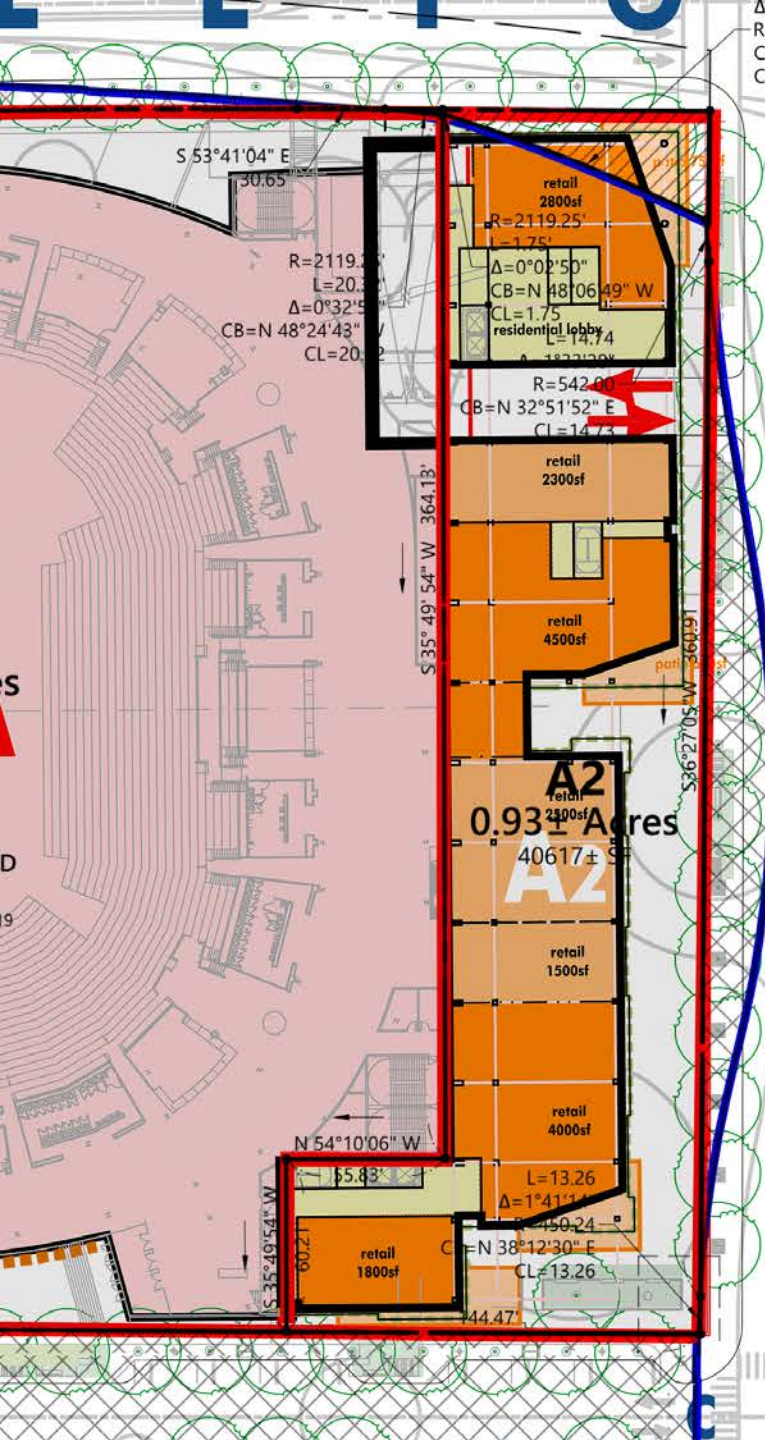


E Clay Street



N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0008-001
501 N 7th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0009-001
808 E CARY STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A





8th & CLAY CURRENT



8TH & CLAY PROPOSED

Capital City Partners LLC





8th Street

9th Street

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0009-001
808 E CARY STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

C
2.04± Acres
88832± SF

R=2035.50'
L=66.28'
Δ=1°51'57"
CB=N 52°41'48" W
CL=66.28'

141.93'

N 53°37'47" W

S 53°03'38" E

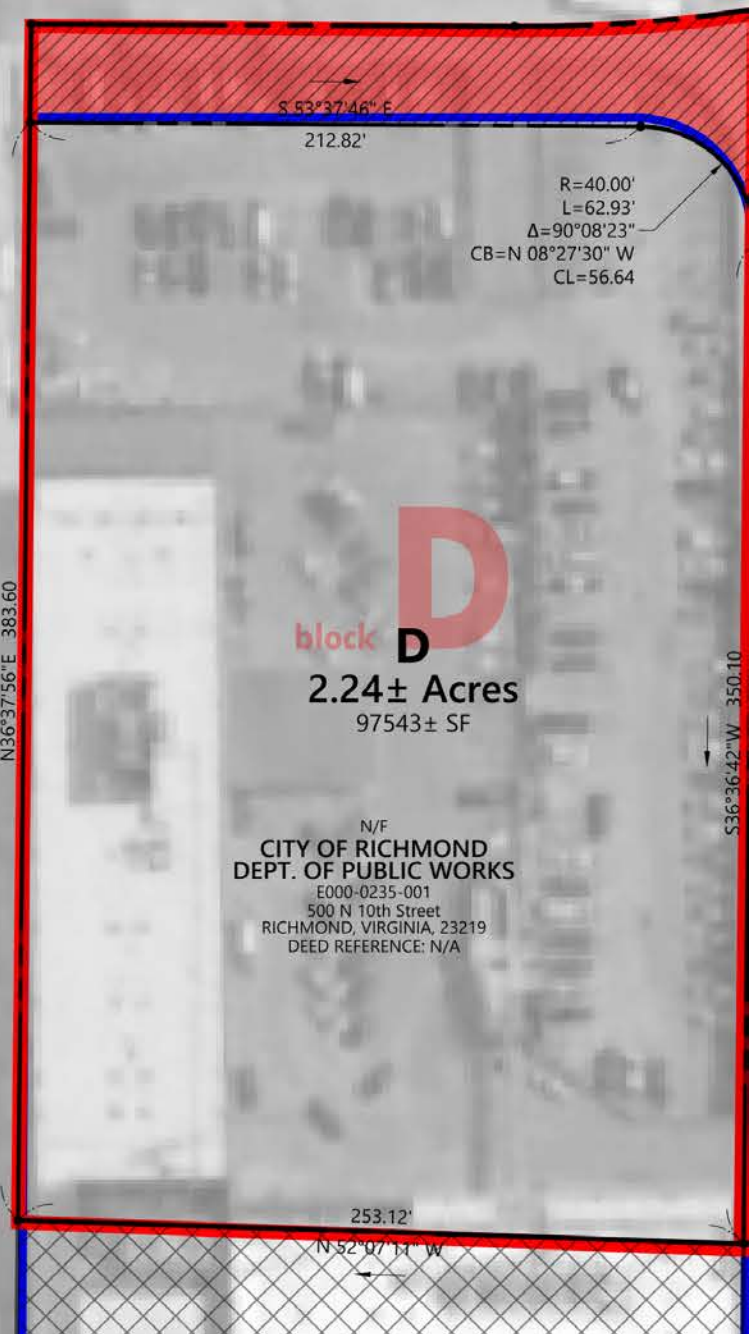
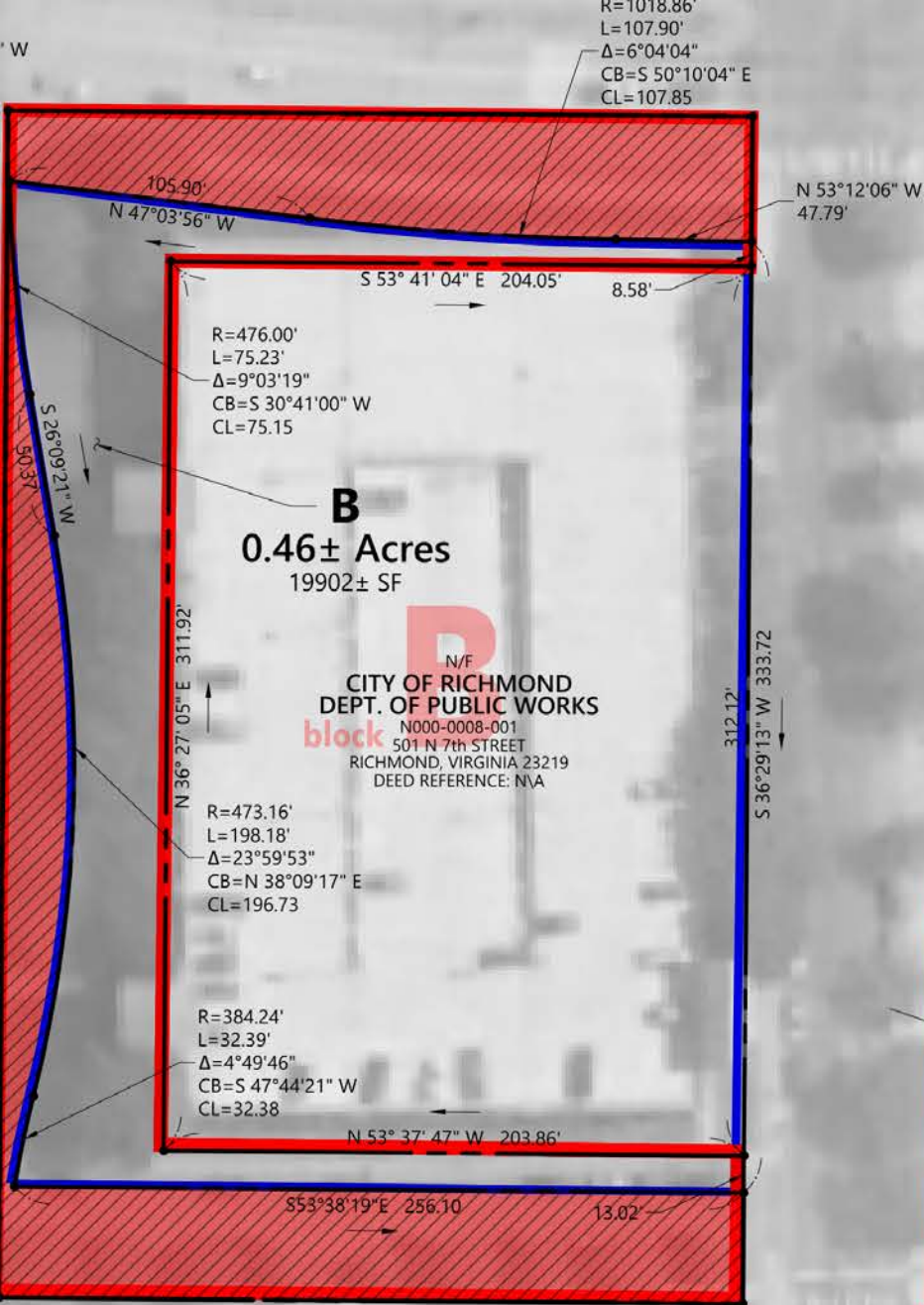
231.55'

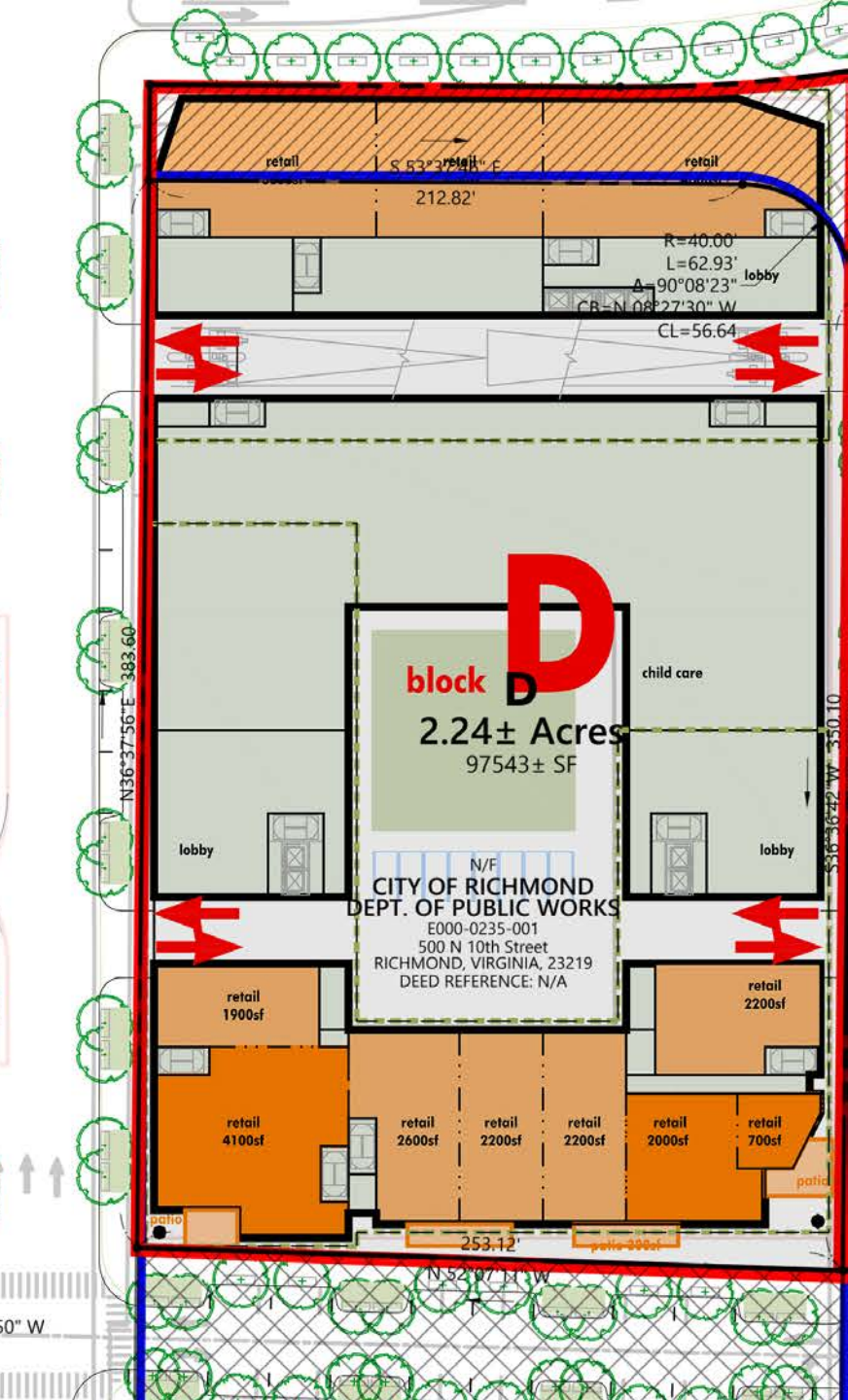
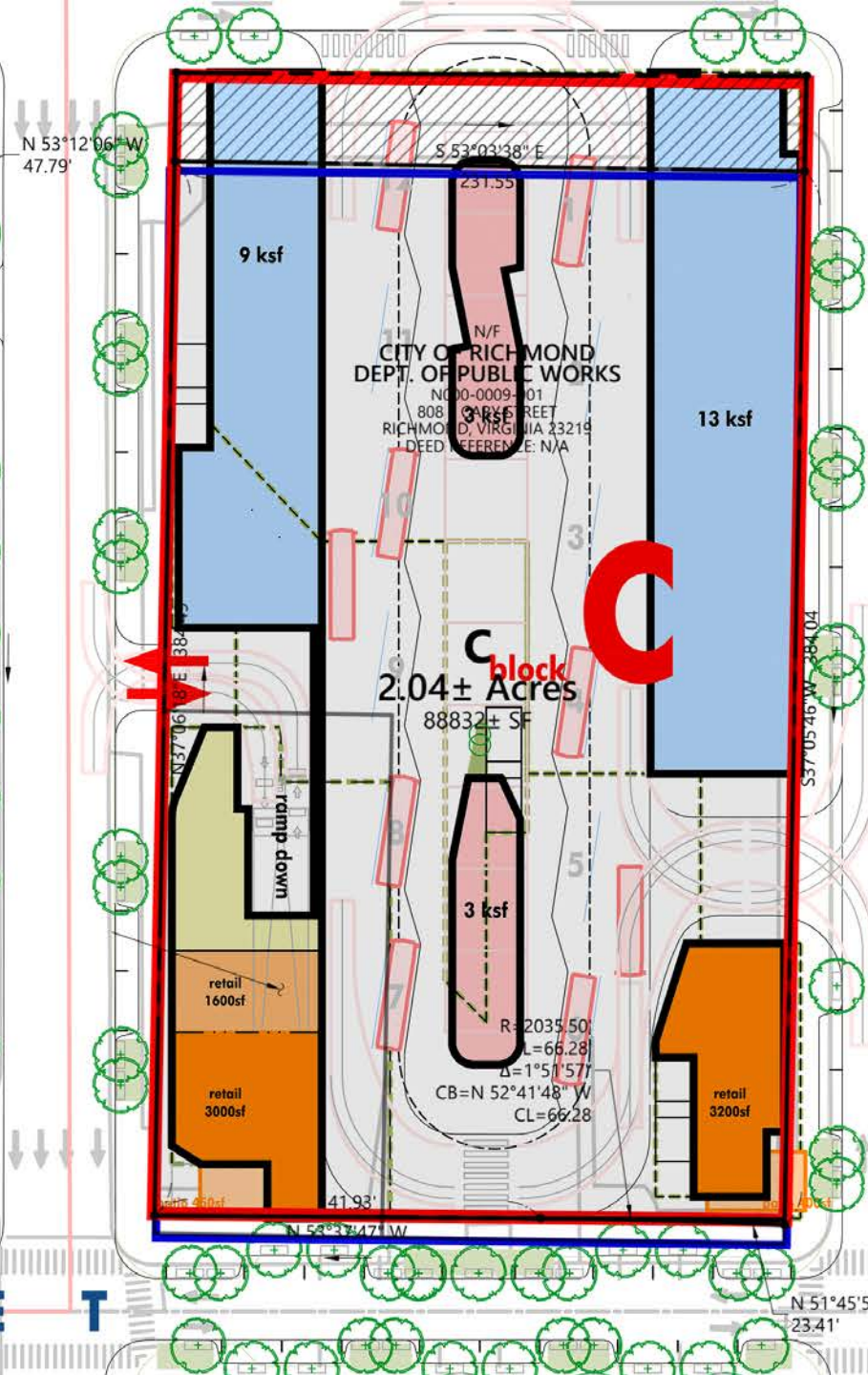
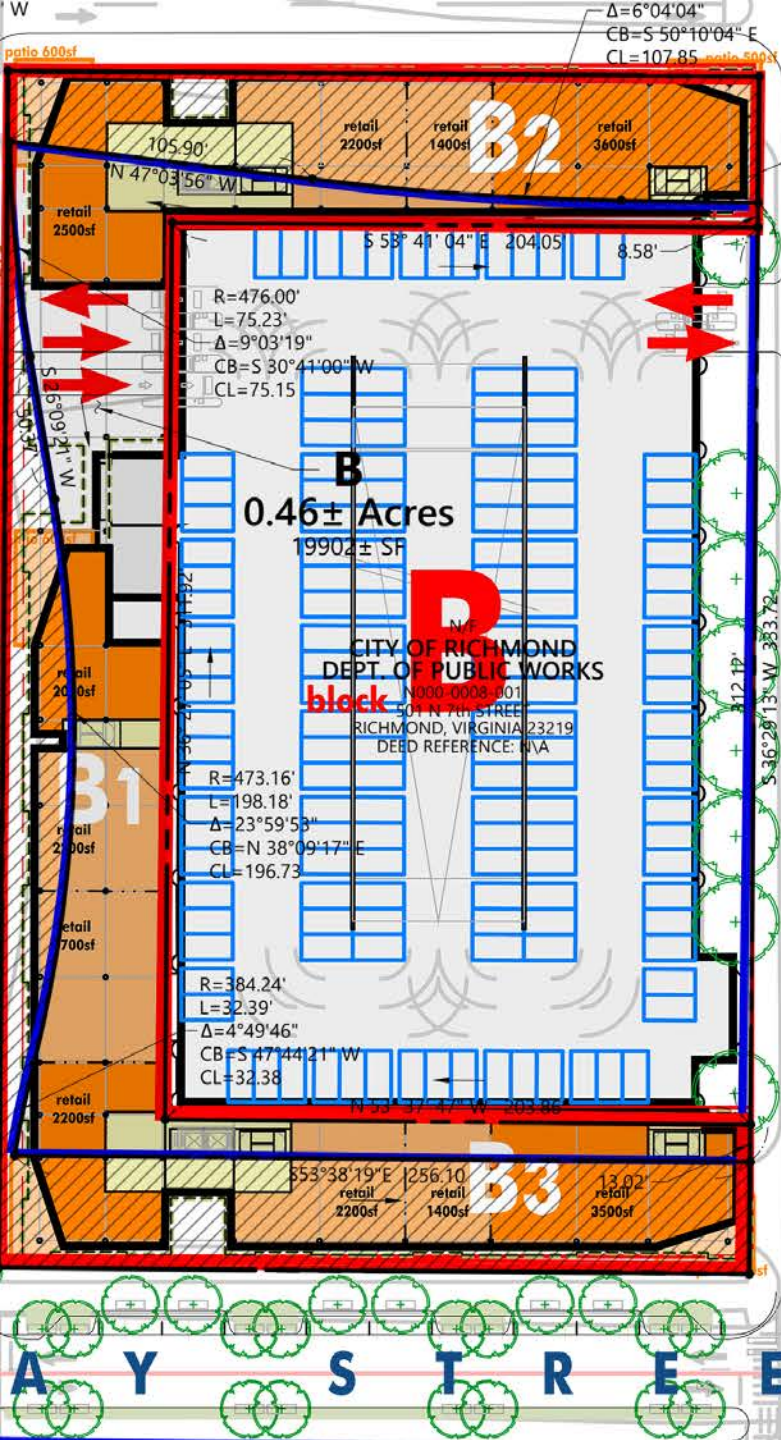
N 37°06'18" E 384.49'

S 37°05'46" W 384.04'

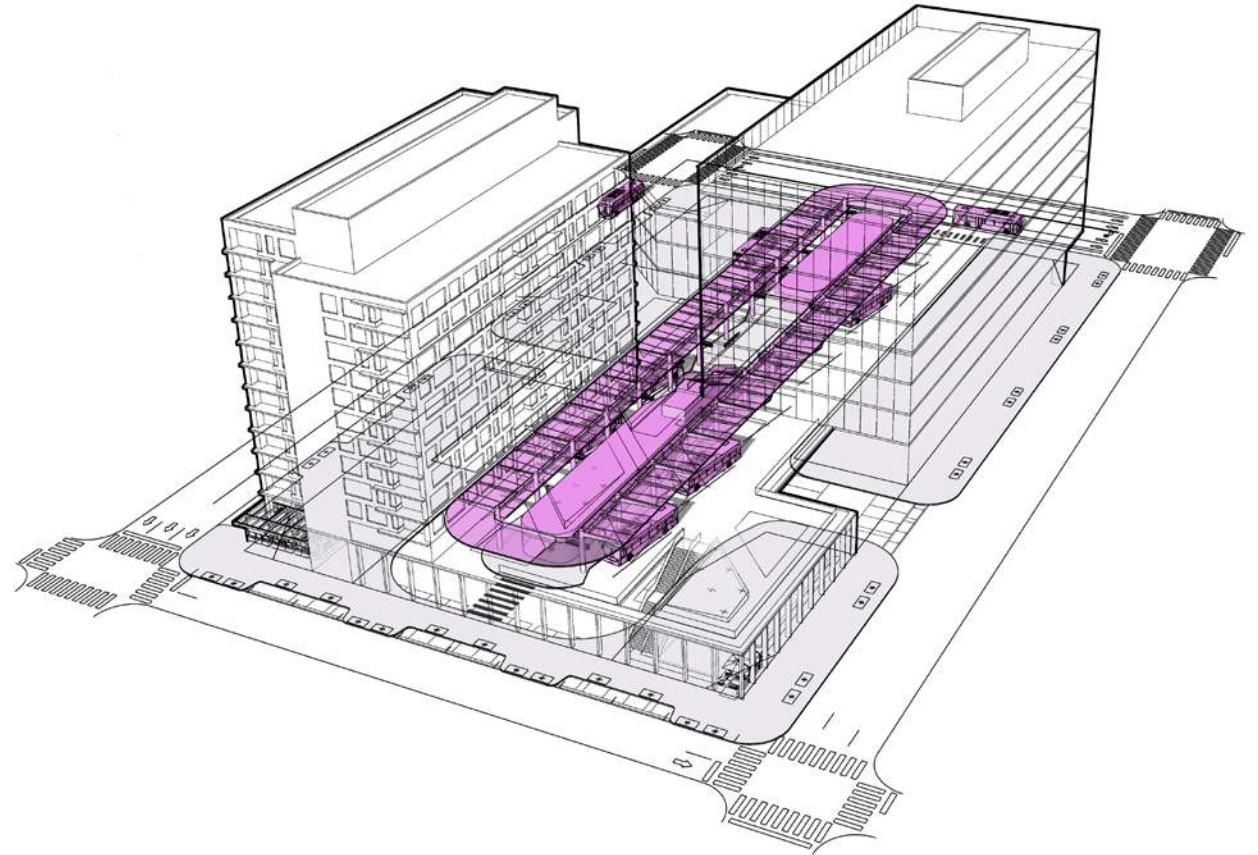
N 51°45'50" W
23.41'

E. Clay Street





GRTC Transit Center





50 #27

CARY / MAIN / WHITCOMB
#5 12:05

9

GRTC TRANSIT CENTER

CHURCH HALL
910 #12

8

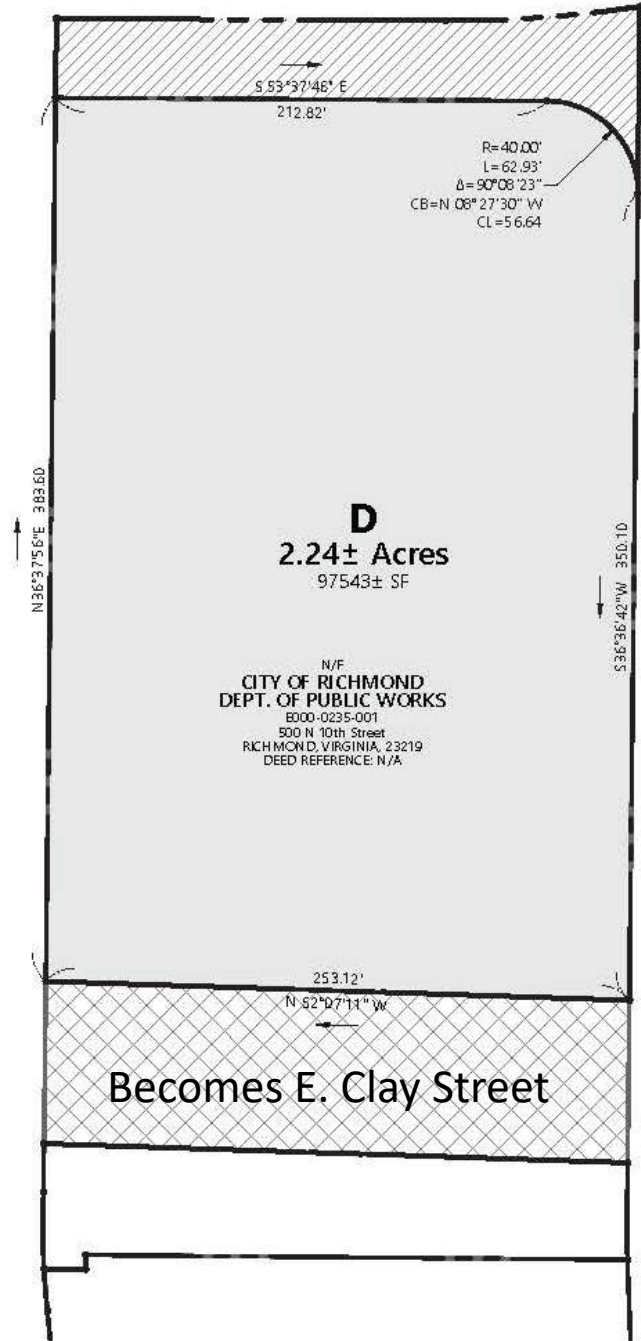
CARY/MAIN

GRTC PROPOSED





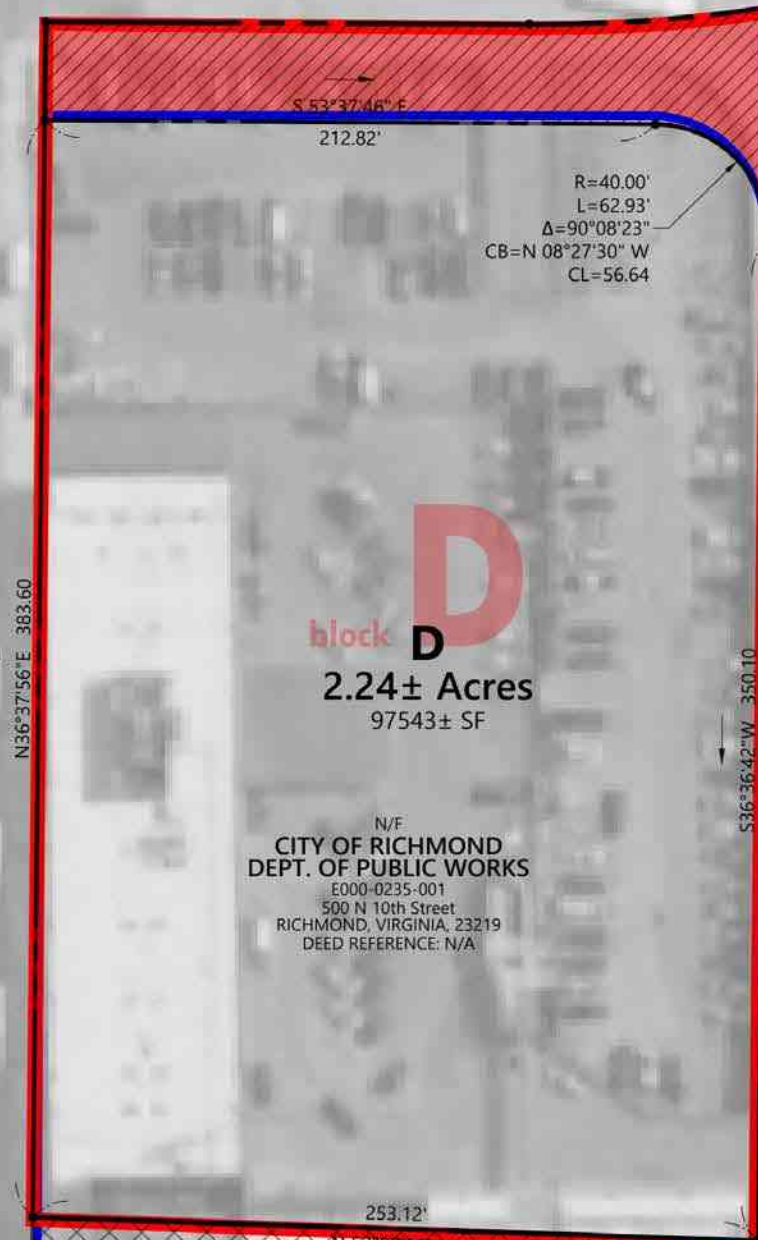
9th Street

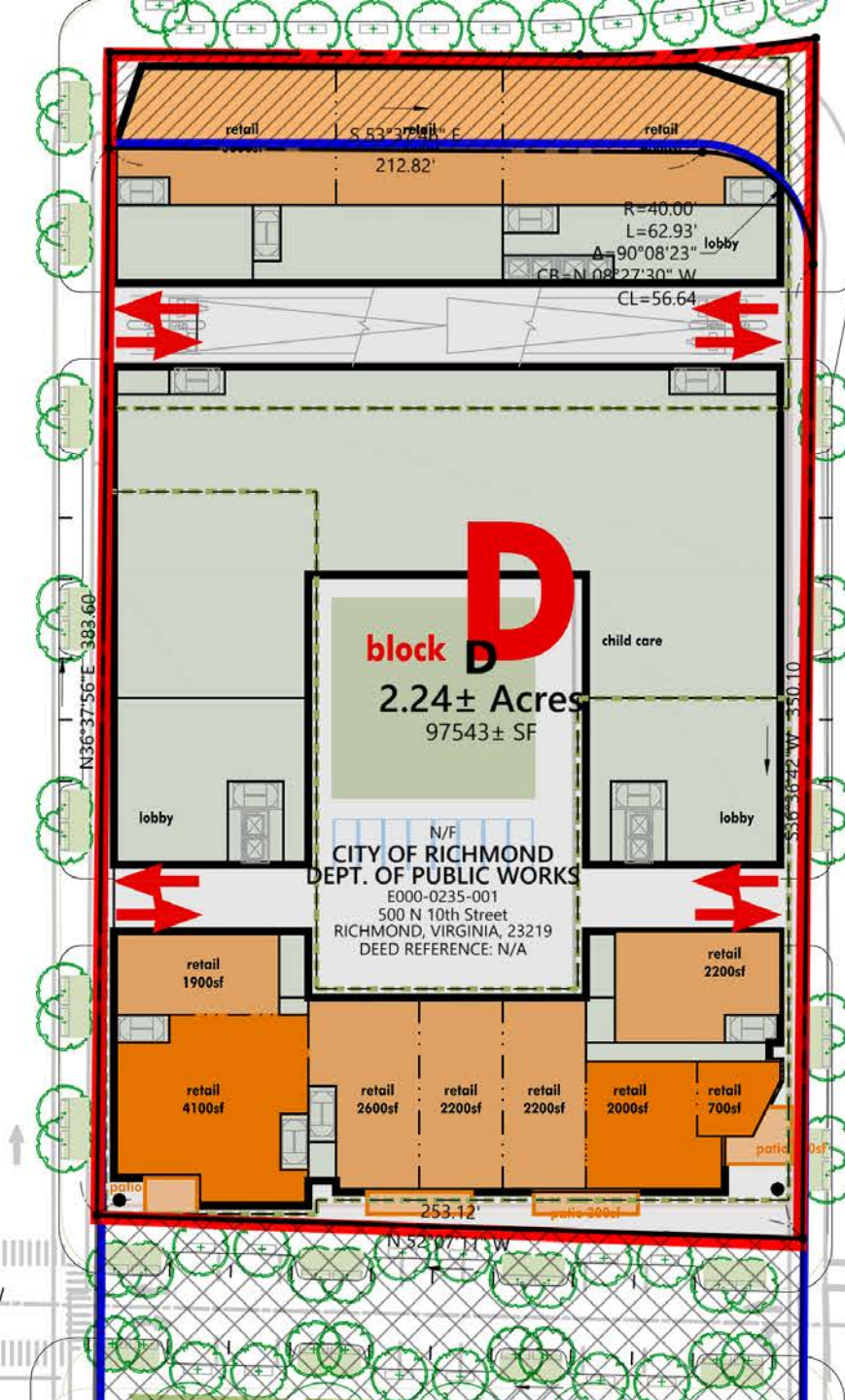
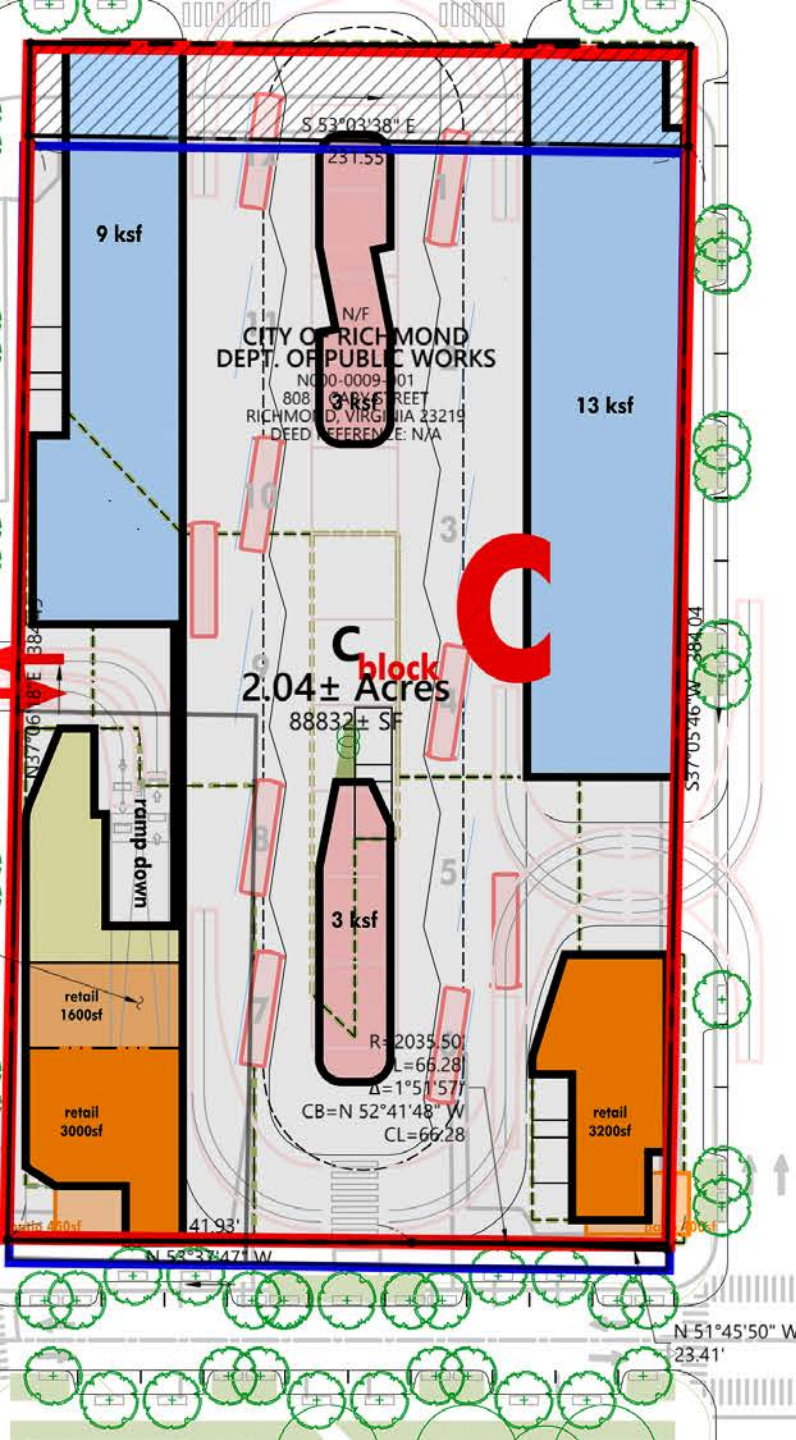


N 10th Street



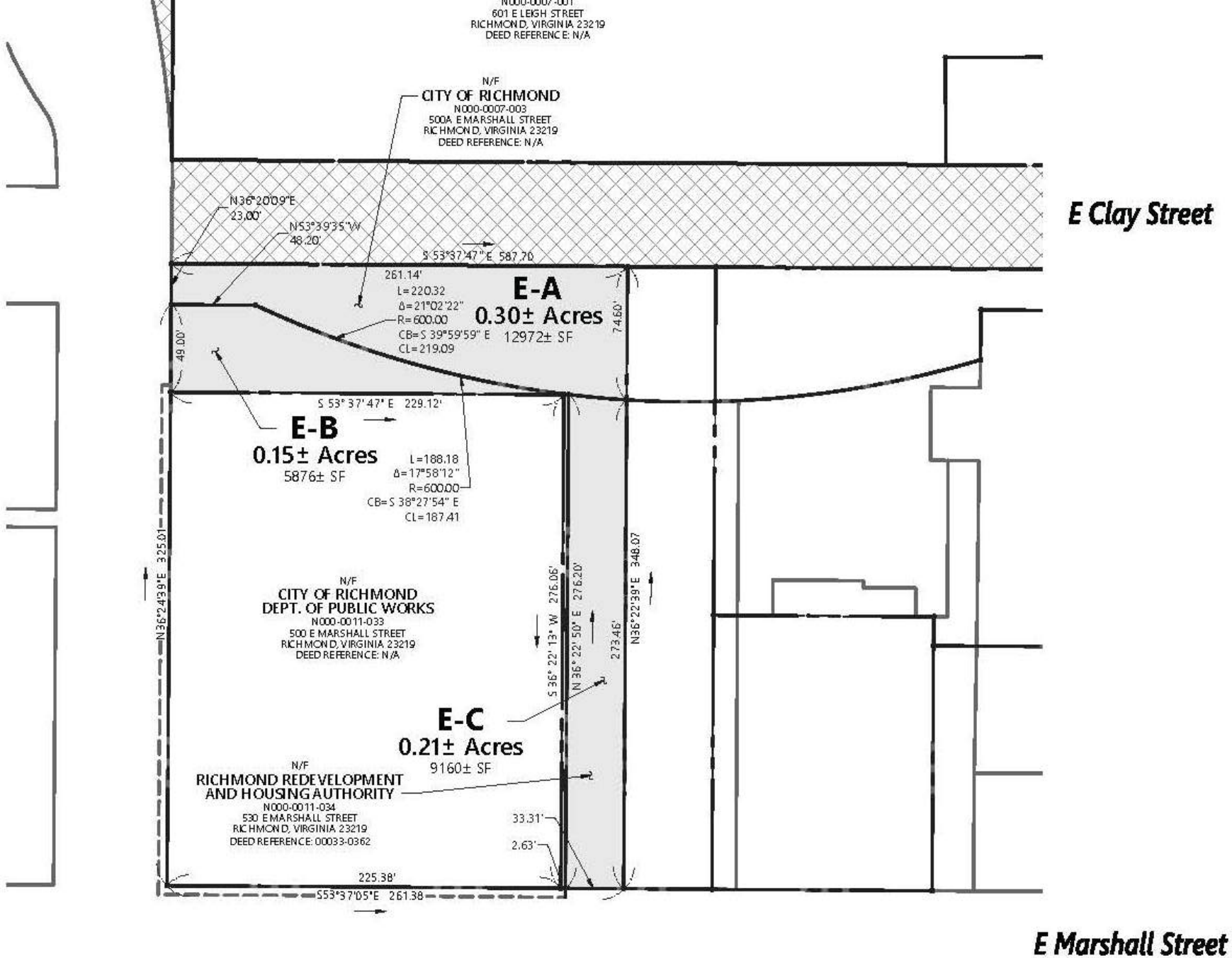
N 51°45'50" W
23.41'











N/F
CITY OF RICHMOND
N000-0007-003
500A E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

L=13.26
 $\Delta=1^{\circ}41'14''$
R=450.24
CB=N 38°12'30" E
CL=13.26

F1-B

0.09± Acres
3801± SF

E-A

0.30± Acres
12974± SF

F1-A

0.30± Acres
12949± SF

E-B

0.15± Acres
6610± SF

block **E**

R=600.00'
L=186.91'
 $\Delta=17^{\circ}50'56''$
CB=S 38°24'16" E
CL=186.16

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0011-033
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

E-C

0.21± Acres
9160± SF

F1-D

0.32± Acres
13777± SF

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0011-034
530 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 00033-0362

L=154.18
 $\Delta=14^{\circ}43'22''$
R=600.00
CB=S 62°42'28" E
CL=153.75

F1-C

0.99± Acres
43242± SF

block **F**

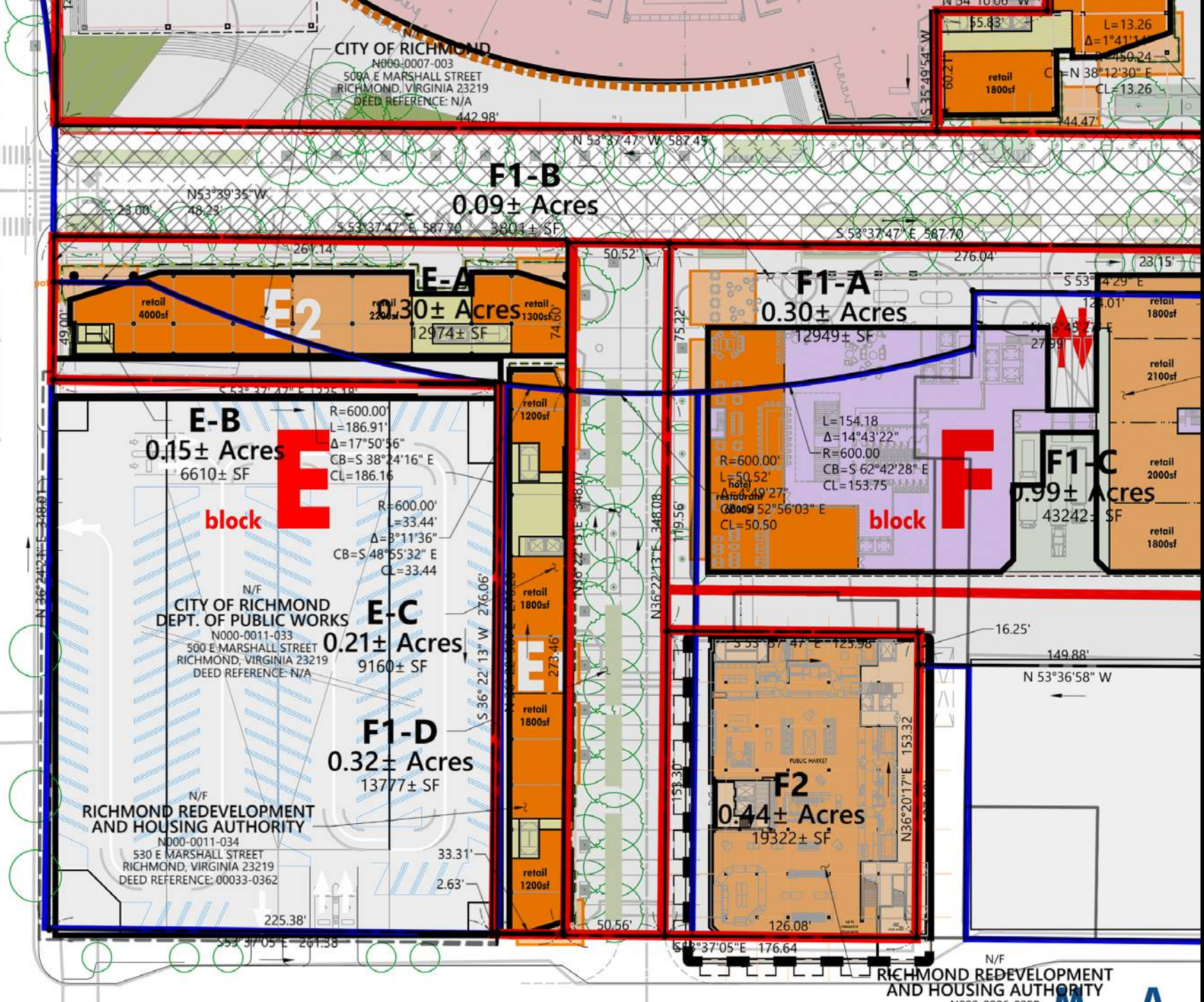
S 53°37'47" E 125.98'

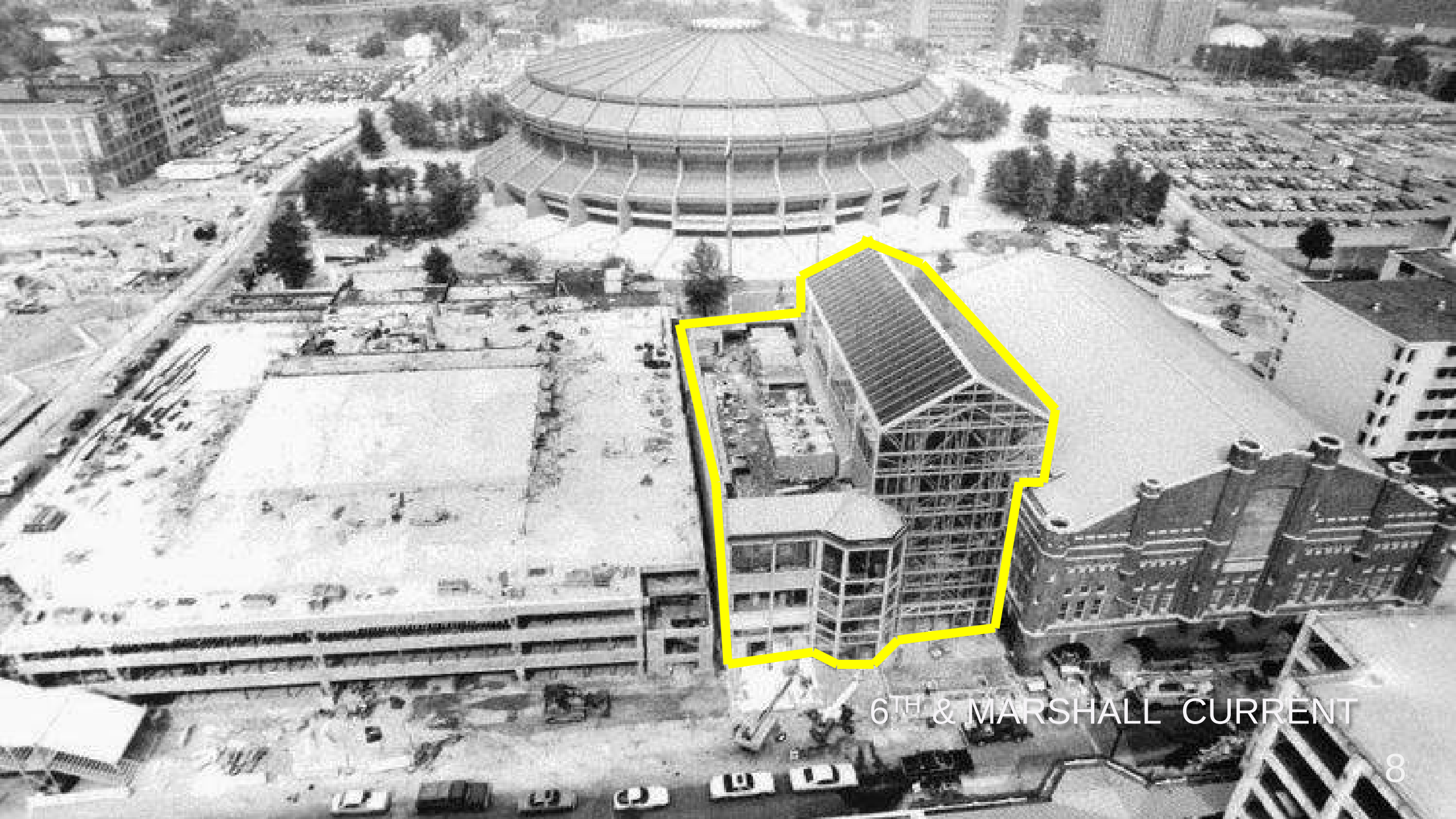
F2

0.44± Acres
19322± SF

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY

Greater Richmond Convention Center





6TH & MARSHALL CURRENT

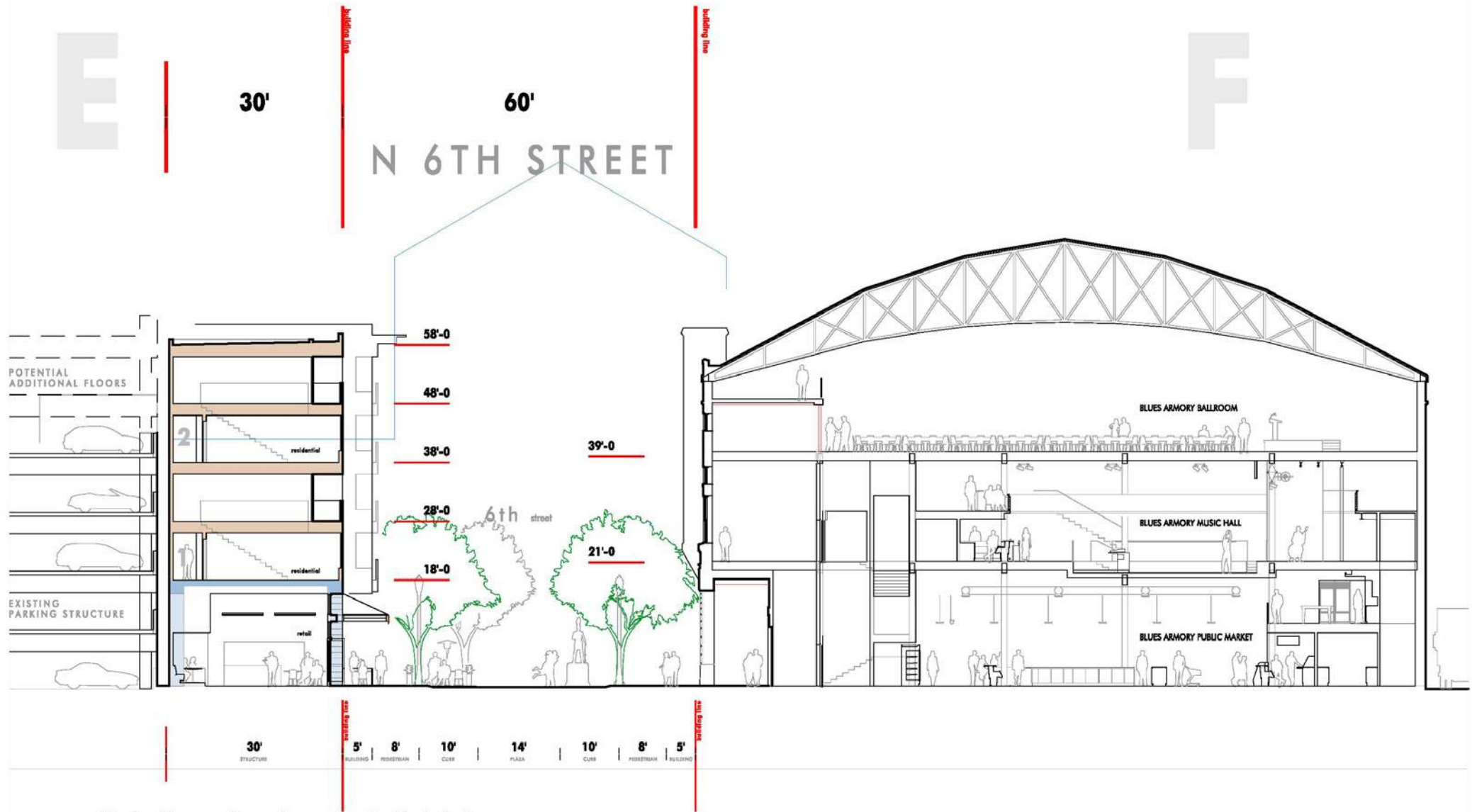


6TH STREET PROPOSED



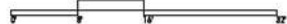
6TH & MARSHALL PROPOSED

© Capital City



capital city redevelopment district

6th STREET SECTION STUDY
31 august 2018



©Capital City Partners LLC

E Clay Street

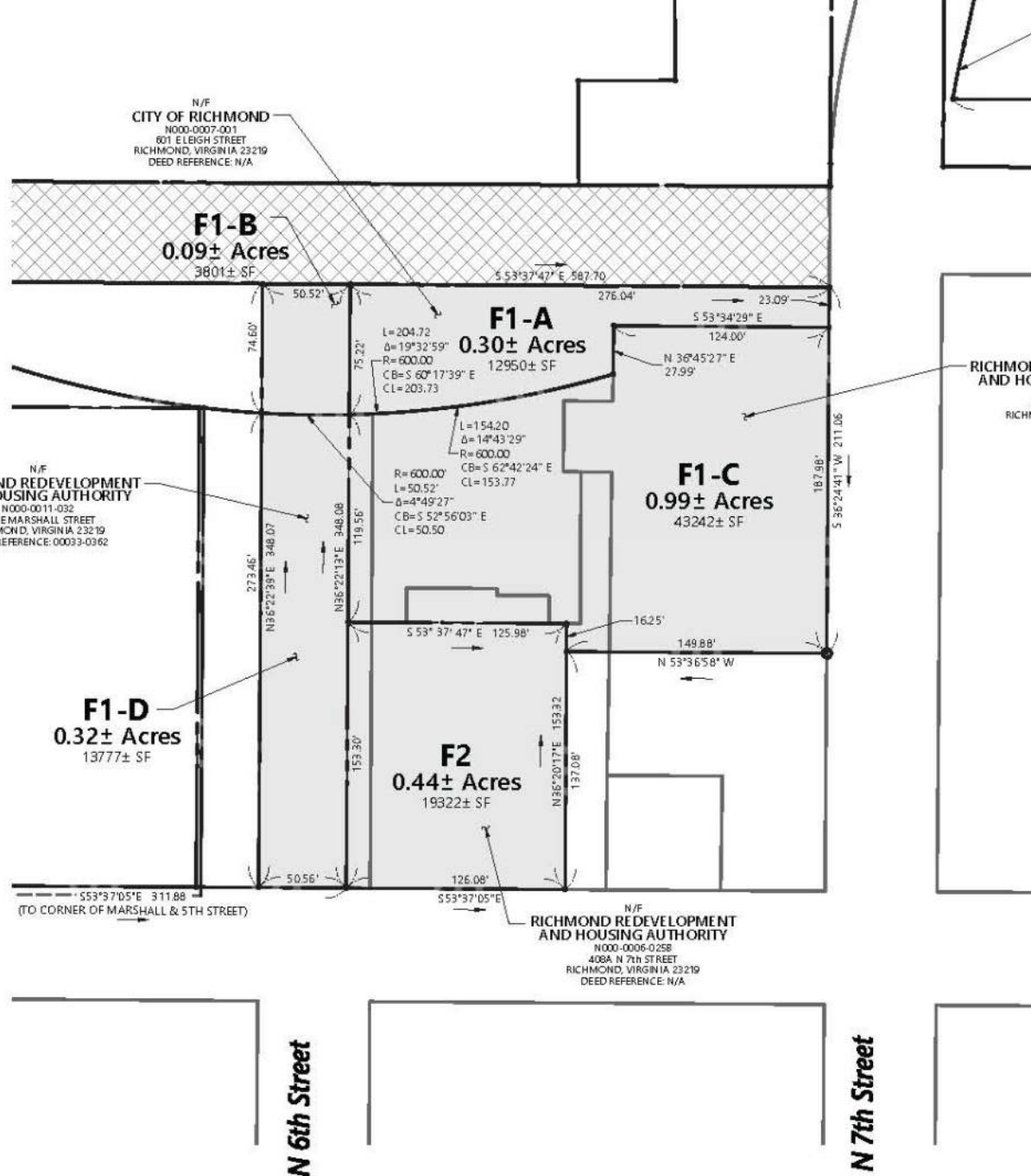
E Marshall Street

N/F
CITY OF RICHMOND
N000-0007-001
601 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0011-032
550 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 00033-0362

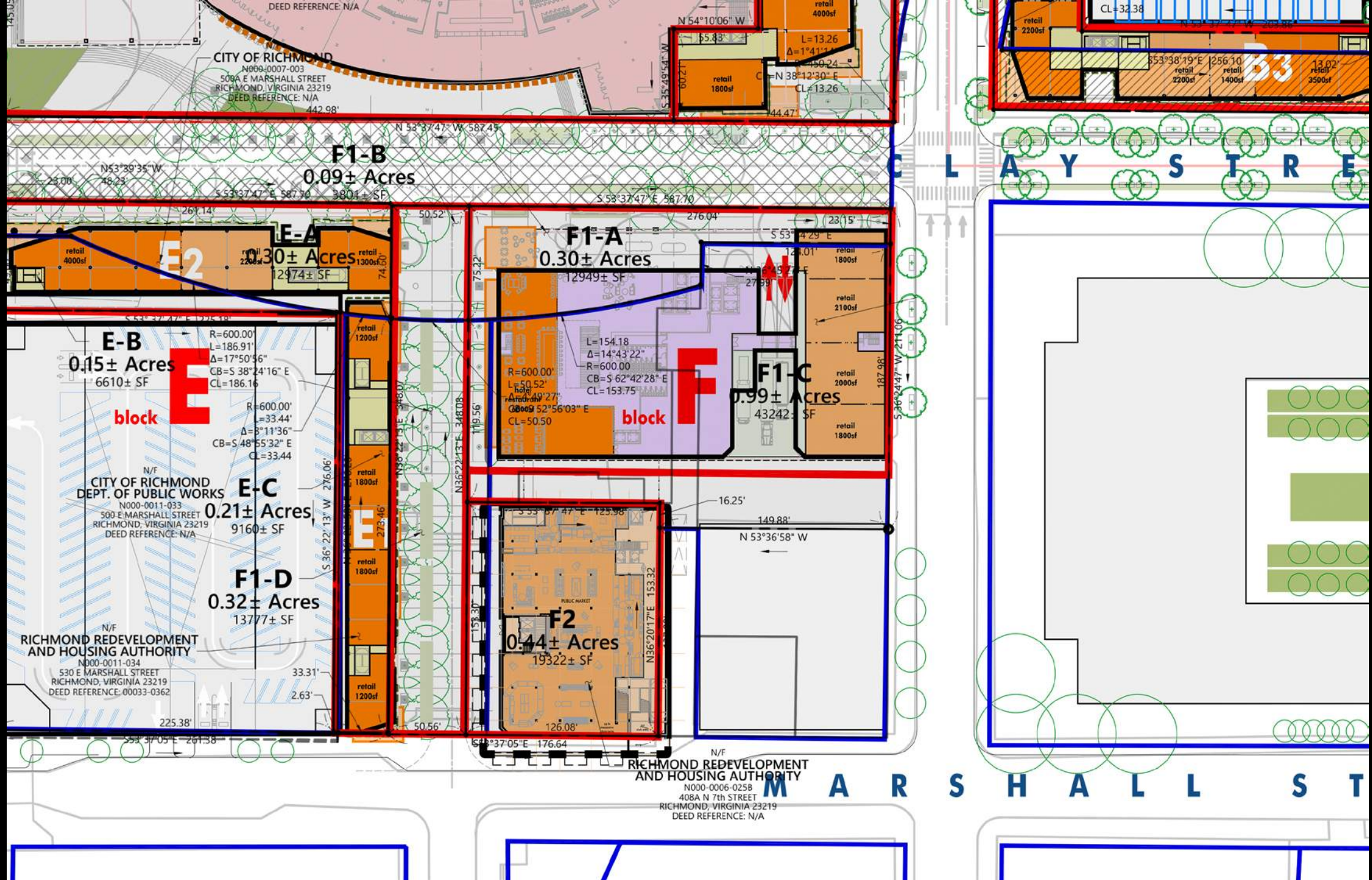
N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0006-004
406 N 7th STREET
RICHMOND, VIRGINIA 23219

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0006-0258
408A N 7th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

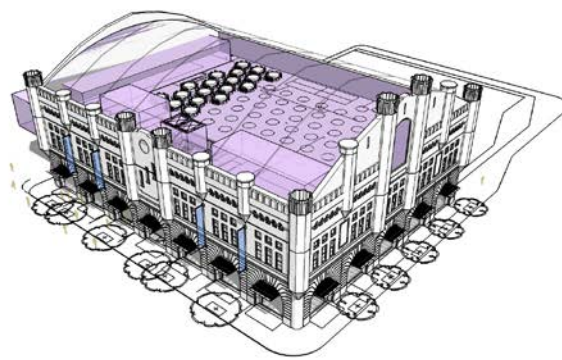


Council District

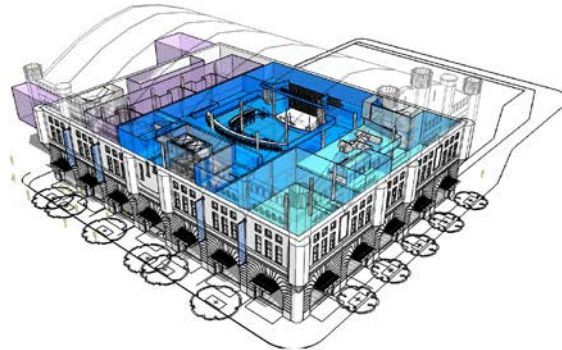
Block No.



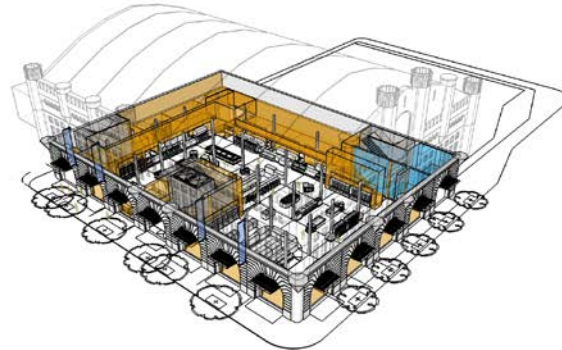




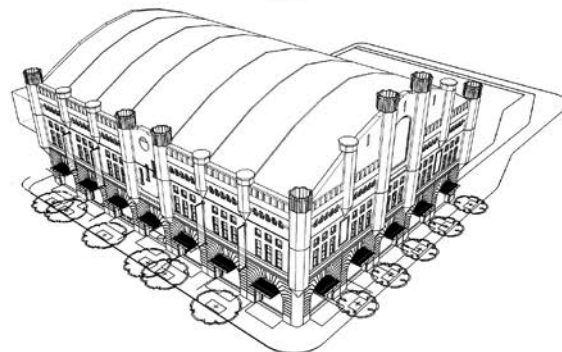
3rd



2nd



1st



Blue









6TH & CLAY CURRENT

Google E



6TH & CLAY CURRENT

Capital City Partners LLC

E Clay Street

N 9th Street

N 10th Street

S 36°37'56" W
21.04'
R=331.30'
L=33.41'
Δ=5°46'41"
CB=S 35°36'48" W
CL=33.40'
R=464.00'
L=18.40'
Δ=2°16'19"
CB=S 31°25'29" W
CL=18.40'

S 30°41'05" E
152.56'

S 36°38'10" W
56.25'

R=536.00'
L=59.38'
Δ=6°20'51"
CB=N 33°27'44" E
CL=59.35'

I-B
0.27± Acres
11545± SF

N/F
ADVANTAGE RICHMOND
CORPORATION
8000-0235-003
900 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: ID 2005-37344

I-A
1.65± Acres
71799± SF

S 53°29'05" E
245.70'

N 52°07'11" W
253.15'

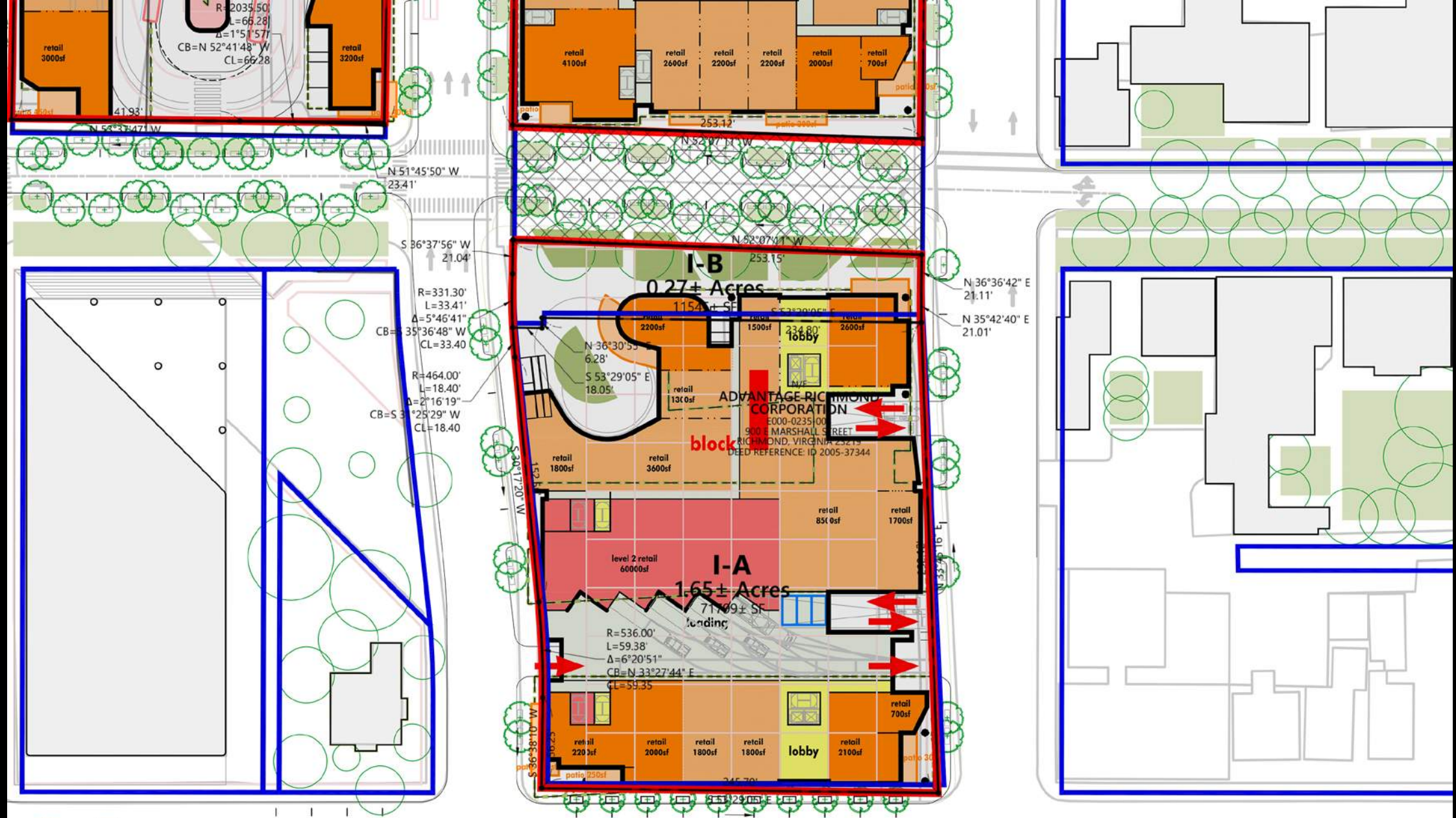
S 53°28'05" E
234.80'

N 36°36'42" E
21.11'
N 35°42'40" E
21.01'

292.12'
N 33°45'16" E

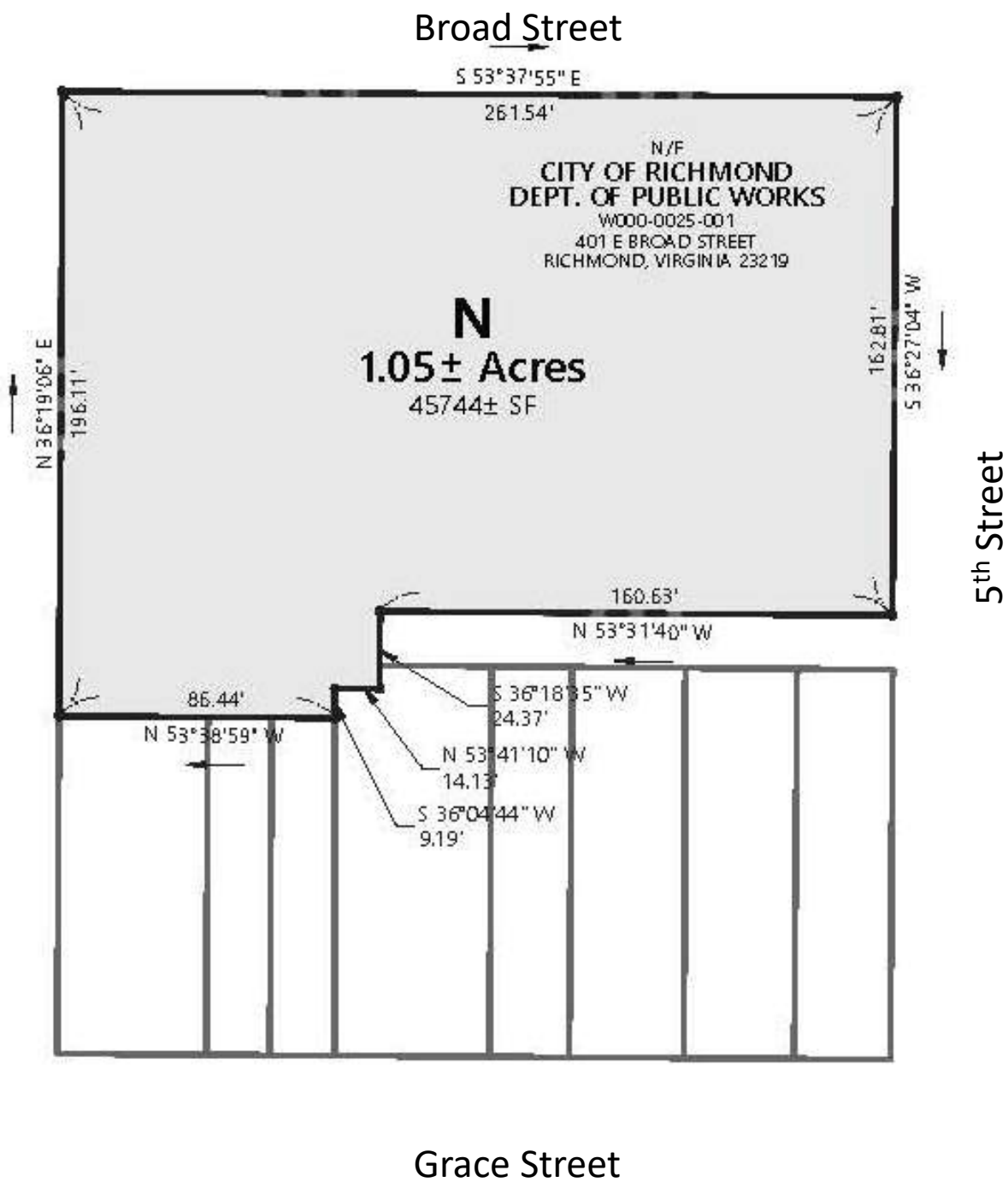
E Marshall Street





E T

4th Street





S 53°37'55" E

261.54'

N/F

CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
W000-0025-001
401 E BROAD STREET
RICHMOND, VIRGINIA 23219

N

1.05± Acres

45744± SF

N 36°19'06" E

196.11'

S 36°27'04" W

162.81'

160.63'

N 53°31'40" W

86.44'

N 53°13'59" W

S 36°18'15" W

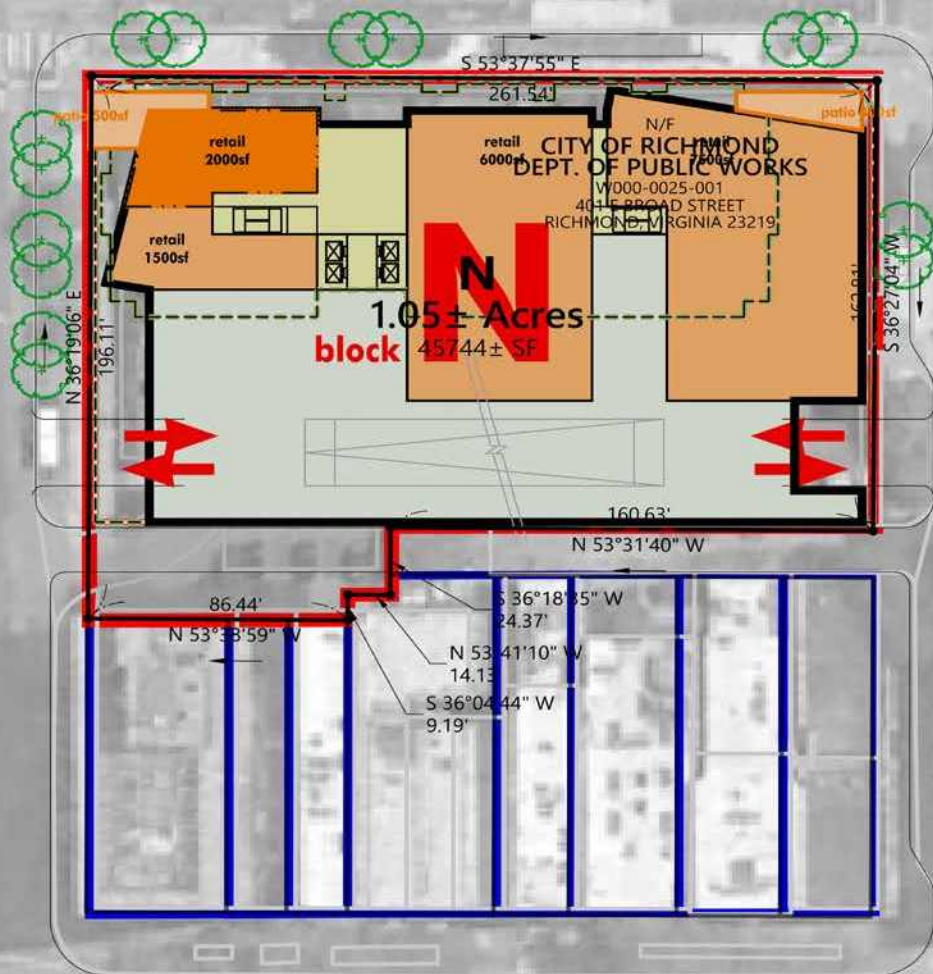
24.37'

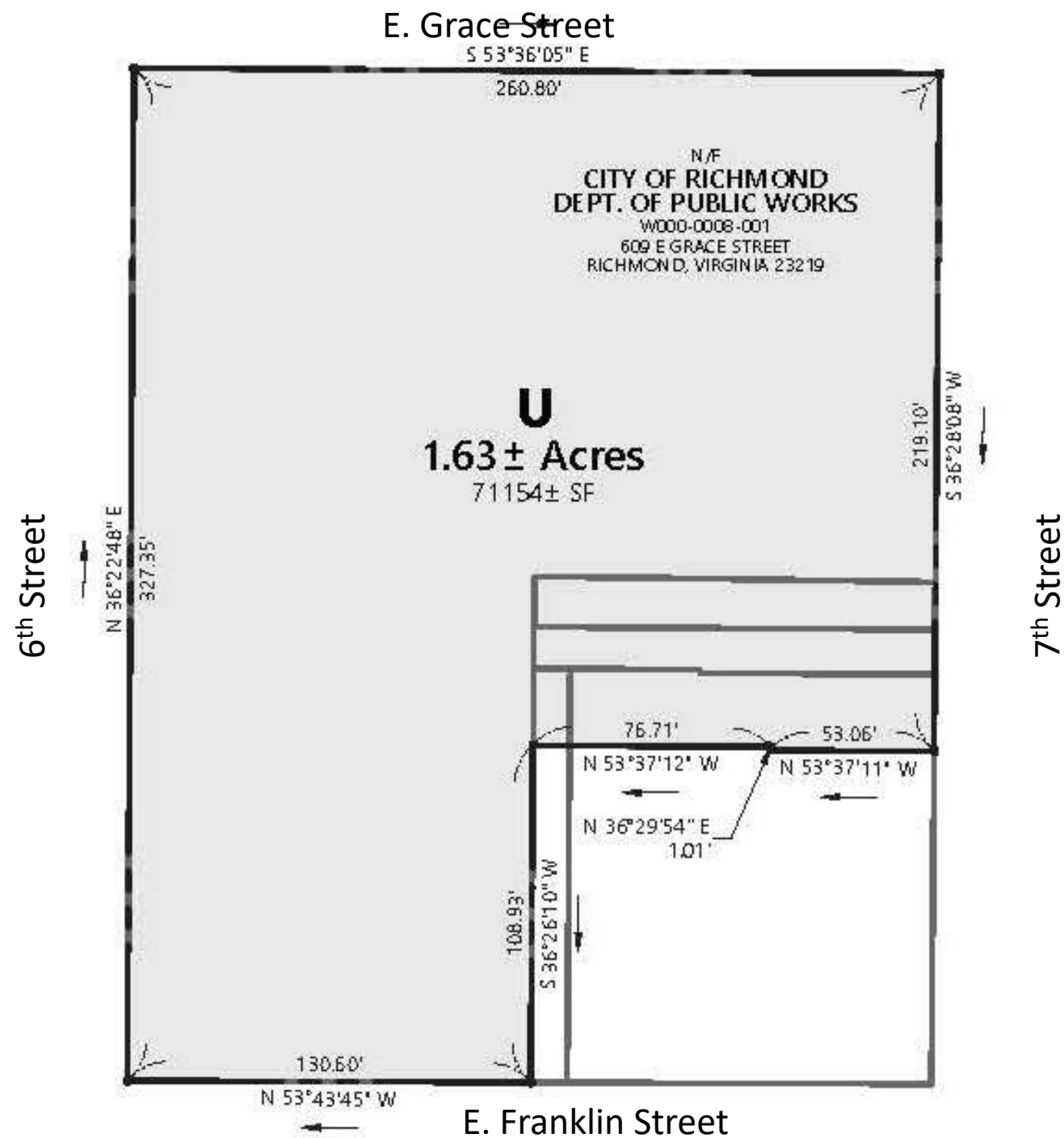
N 53°41'10" W

14.13'

S 36°04'44" W

9.19'







S 53°36'05" E
260.80'

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
W000-0008-001
609 E GRACE STREET
RICHMOND, VIRGINIA 23219

U
1.63± Acres
71154± SF

N 36°22'48" E
327.35'

219.10'
S 36°28'08" W

76.71'

53.06'

N 53°37'12" W

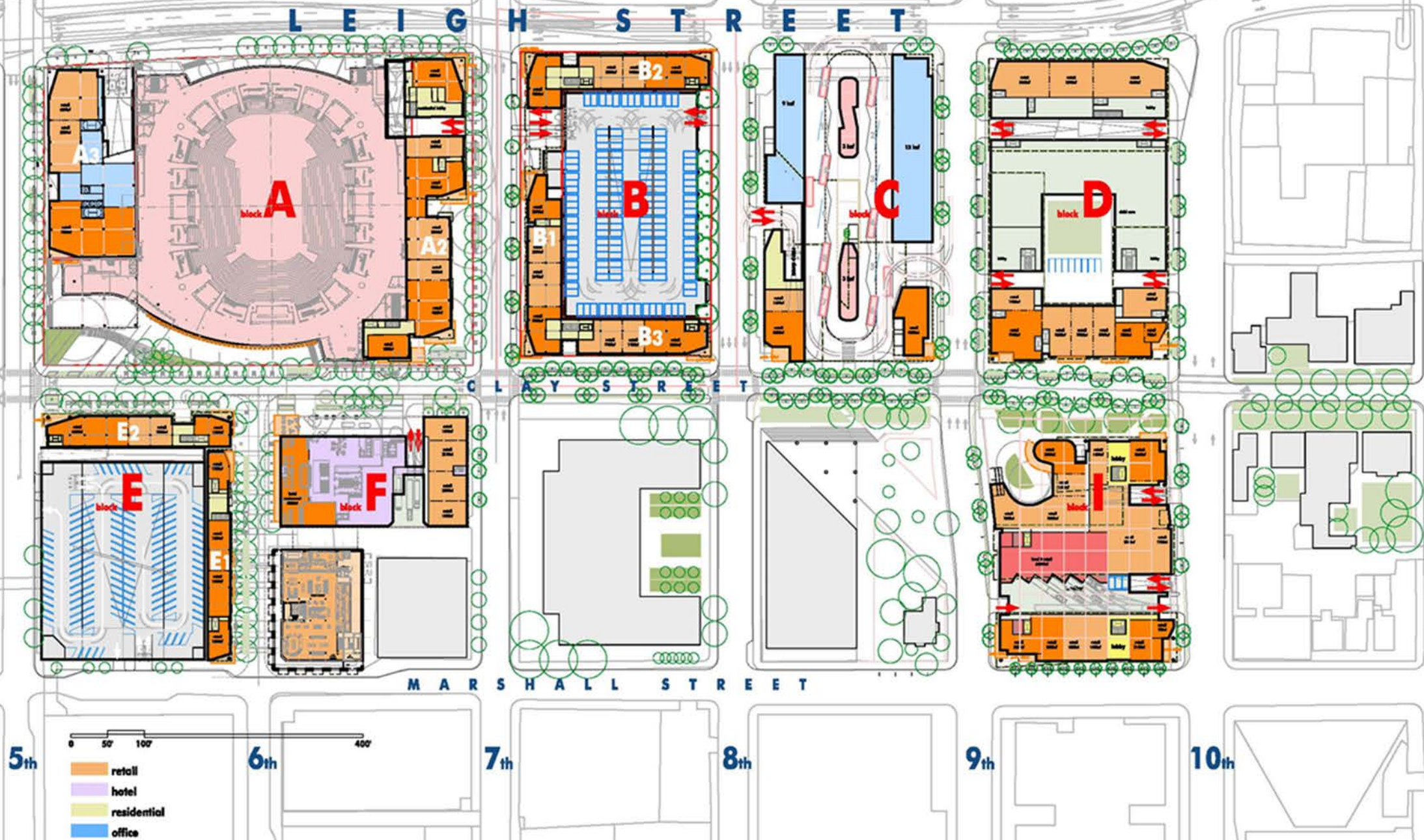
N 53°37'11" W

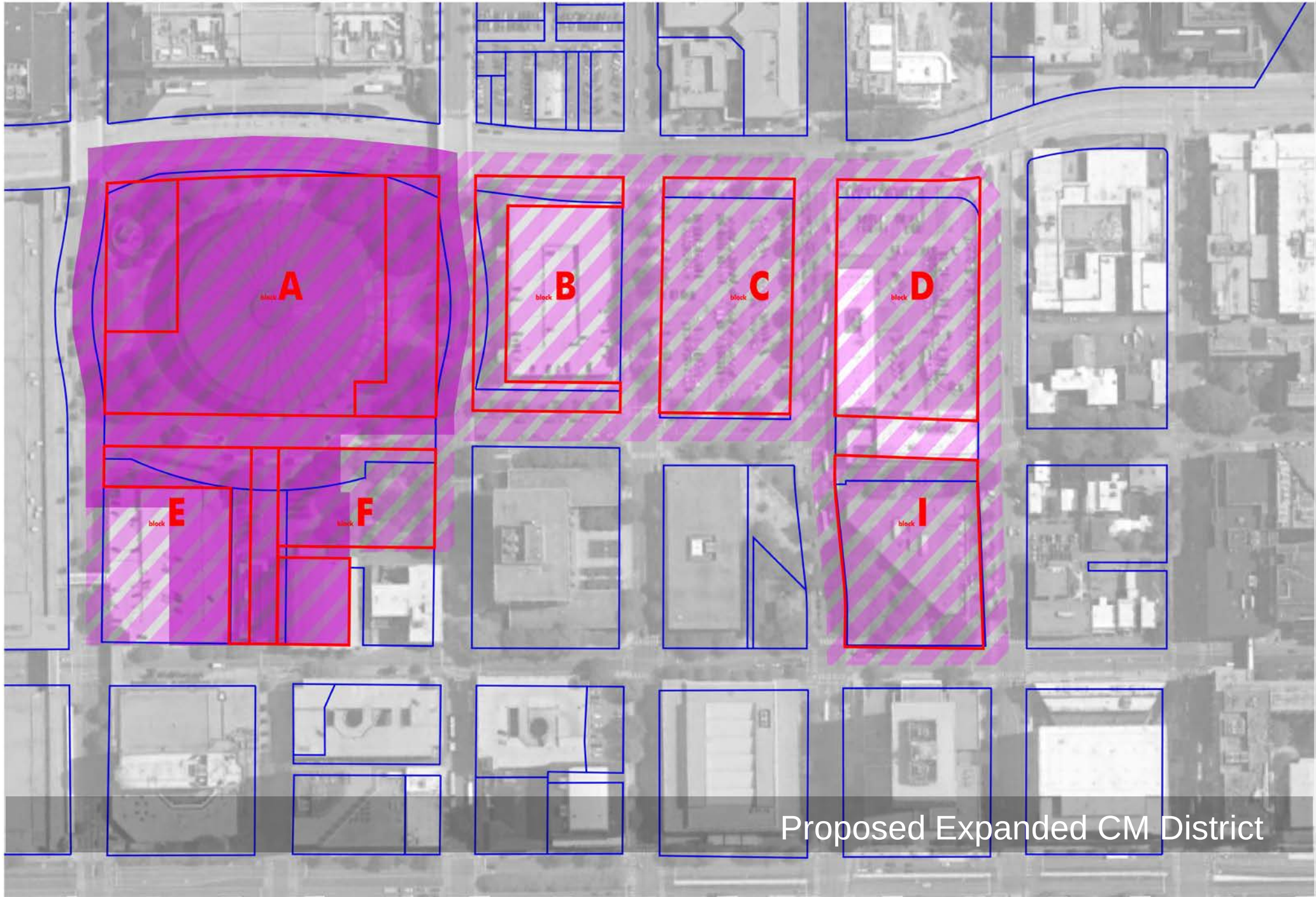
N 36°30'54" E

1.01'

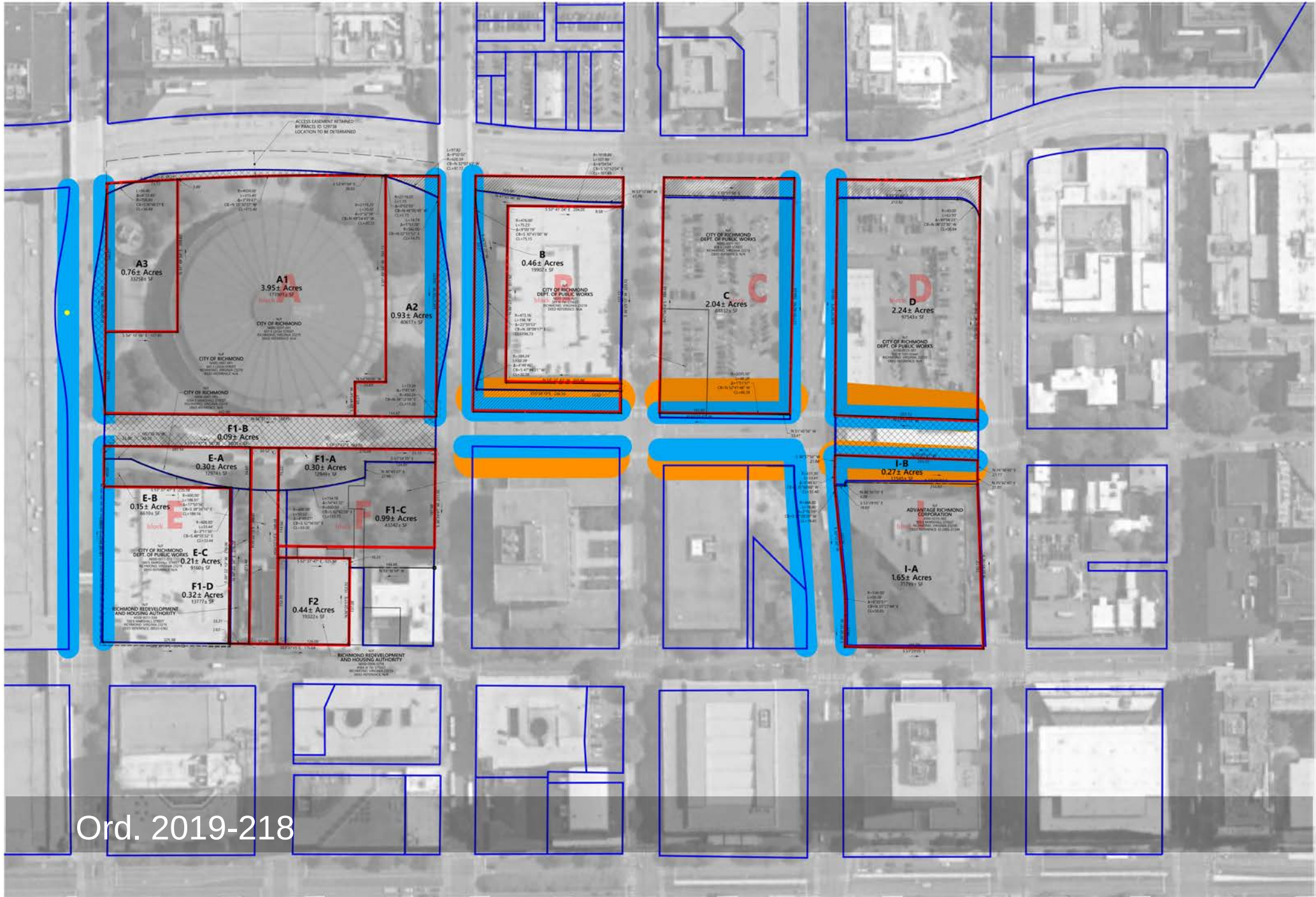
108.93'
S 36°26'10" W

130.60'
N 53°43'45" W

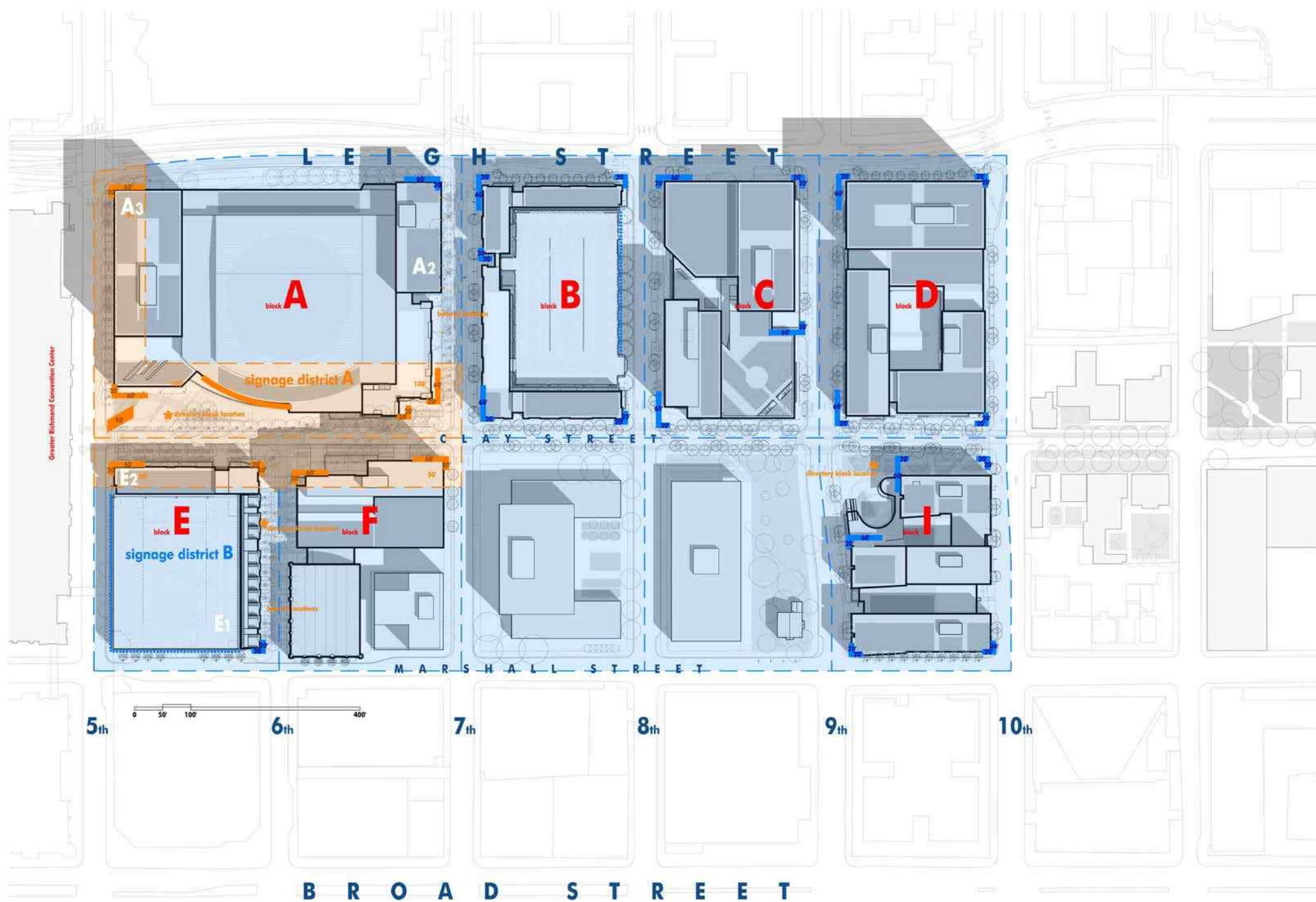


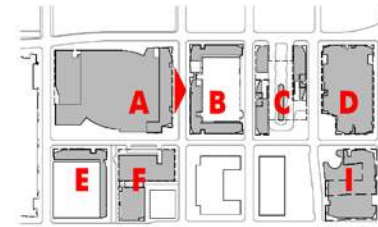


Proposed Expanded CM District



Ord. 2019-218





POTENTIAL DISTRICT SIGNAGE AREA SHOWN FOR ILLUSTRATION



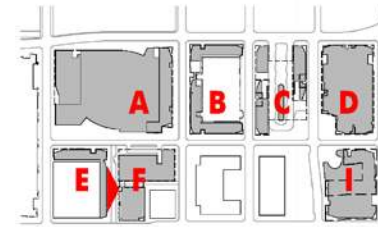
B



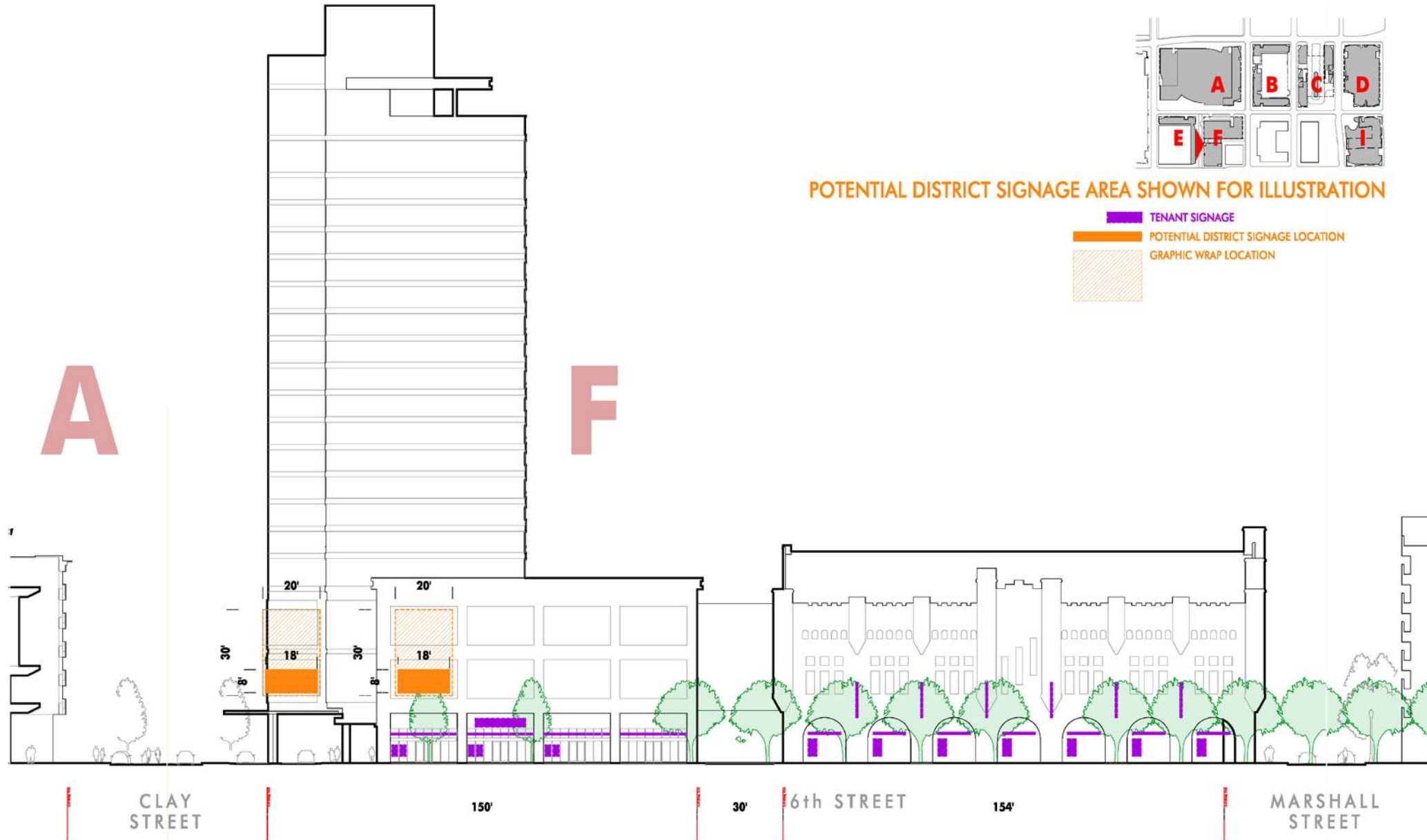
capital city redevelopment district

SIGNAGE ELEVATION
28 october 2018





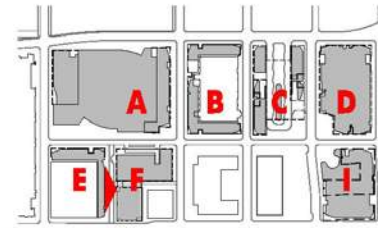
POTENTIAL DISTRICT SIGNAGE AREA SHOWN FOR ILLUSTRATION



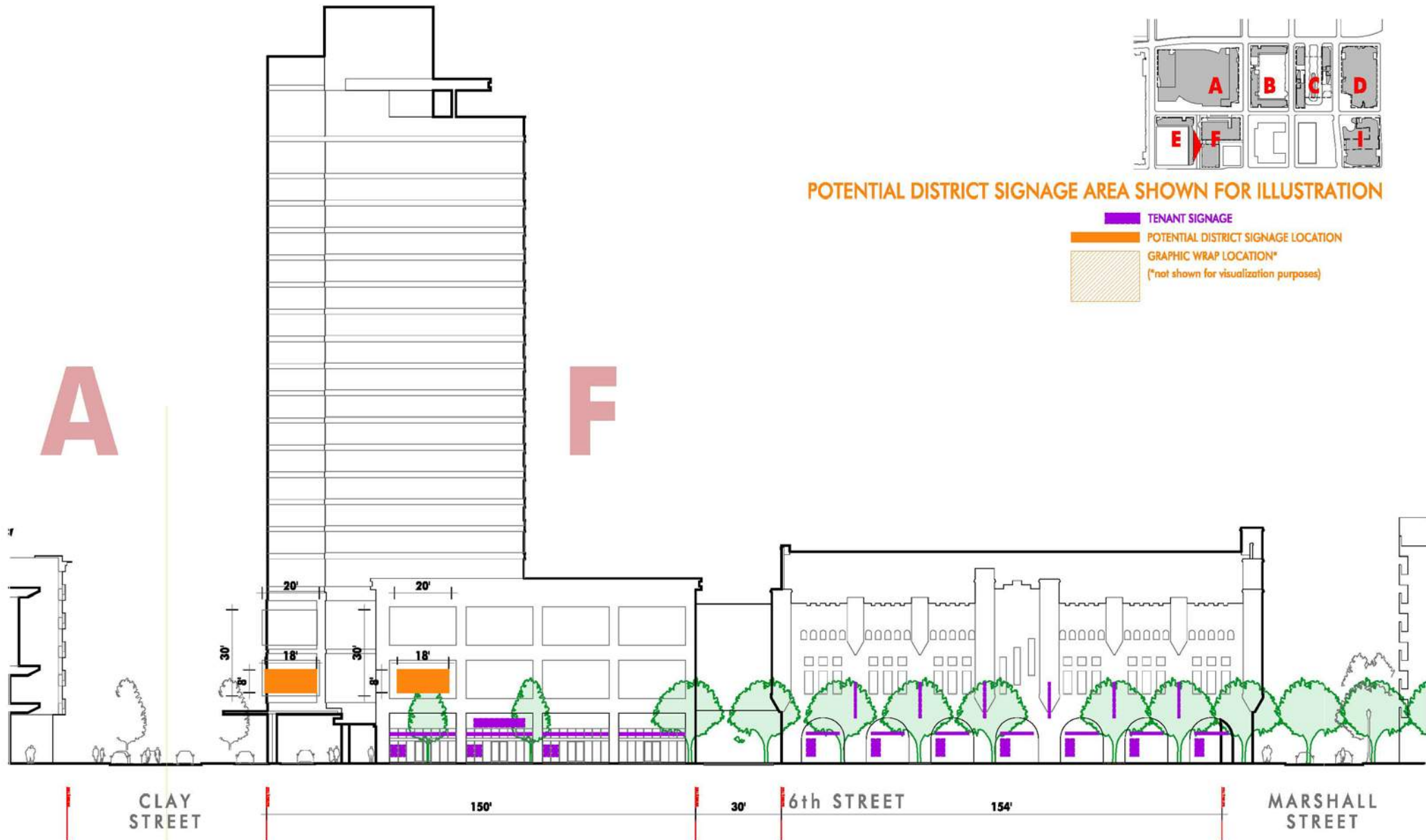
capital city redevelopment district

SIGNAGE ELEVATION
28 october 2018





POTENTIAL DISTRICT SIGNAGE AREA SHOWN FOR ILLUSTRATION



capital city redevelopment district

SIGNAGE ELEVATION
28 october 2018





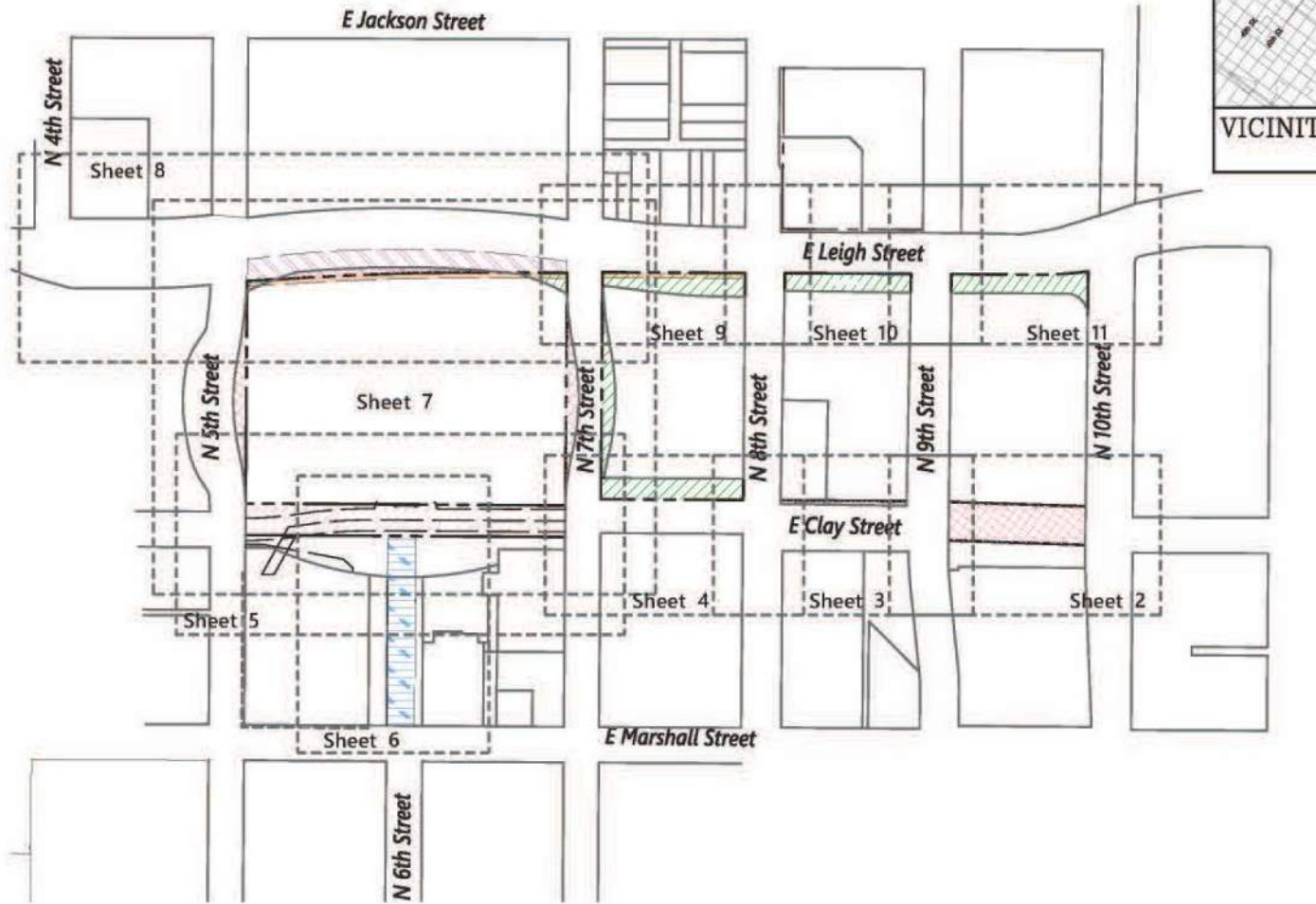
Community Benefits

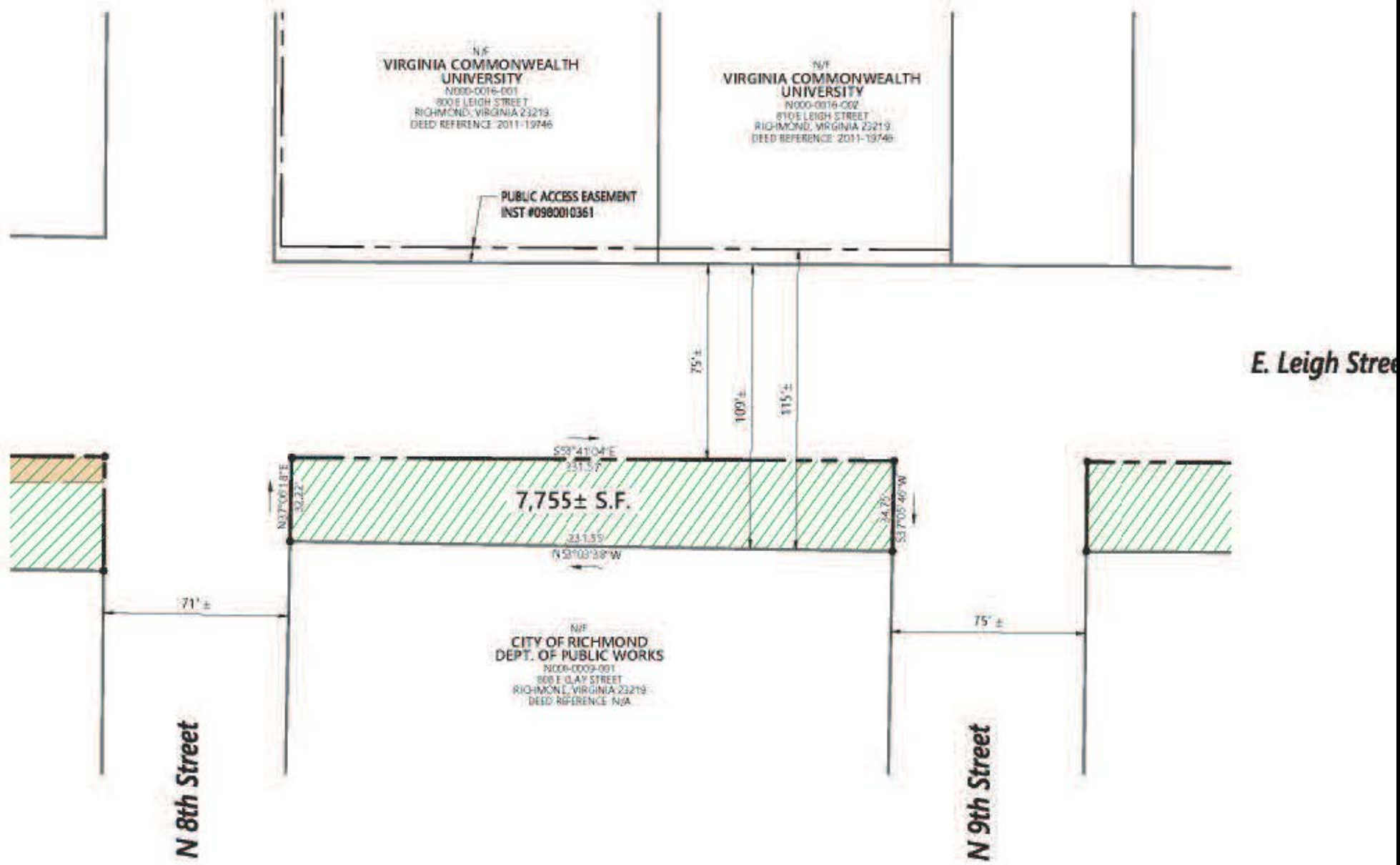
- Affordable Housing
 - Minority Participation
 - Clay Street Reconstructed
 - 6th Street Constructed
 - Convention Hotel
 - Room Block Agreement
 - Jobs
 - GRTC Transit Center
 - Historic Renovations
- a check
- Blues Armory
 - Richmond Garage
 - Demolition and Defeasance of Coliseum Debt
 - Utilities – paid for by Private Development
 - Detaining more Stormwater than required
 - LEED silver
 - No City Liability
- For bonds
- For management of arena and armory
- For maintenance of the arena or armory

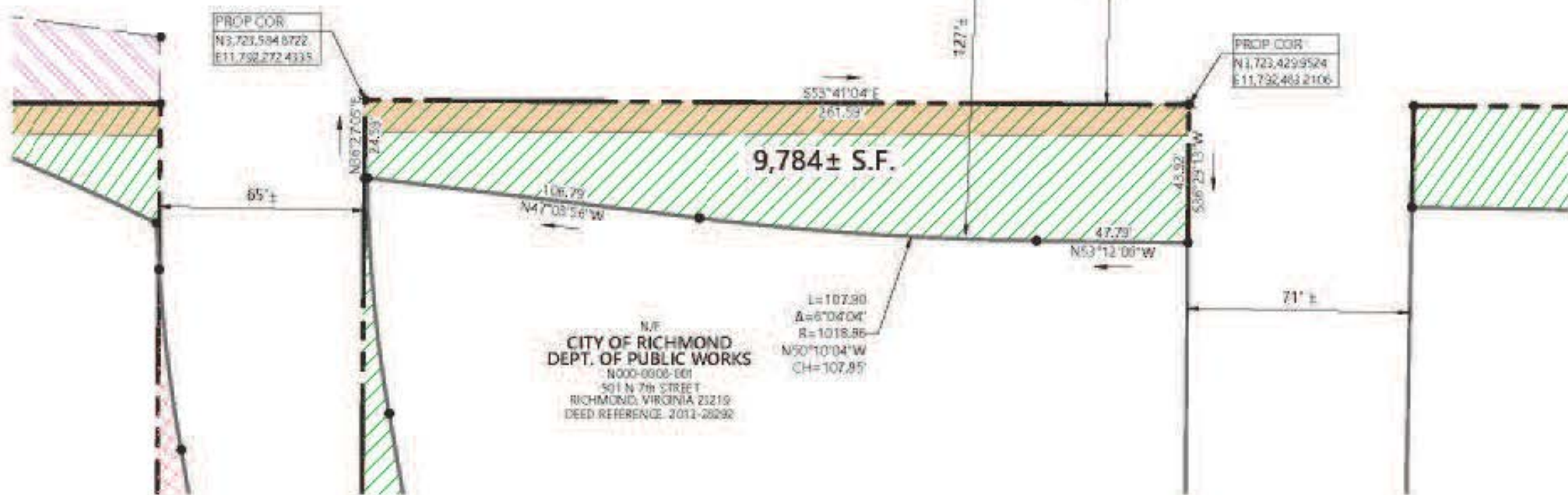


Legend

- RIGHT OF WAY CLOSURE
- RIGHT STREET ENCROACHMENT
- RIGHT OF WAY DEDICATION
- RIGHT OF WAY DEDICATION WITH FULL WIDTH ENCROACHMENT
- ACCESS EASEMENT
- PEDESTRIAN ACCESS EASEMENT







N

N/T
PHILLIP MORRIS USA
N000-0013-000
601A E JACKSON STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2005-17887 AND 2005-17888

N

PROP COR
N3,724,043.8443
E11,791,892.894C

PROP COR
N3,723,700.7418
E11,792,276.8672

L=590.58
Δ=15°49'56"
R=2138.00
S58°37'56"E
CH=588.70

23,487± S.F.

S6°20'08"E
40.00

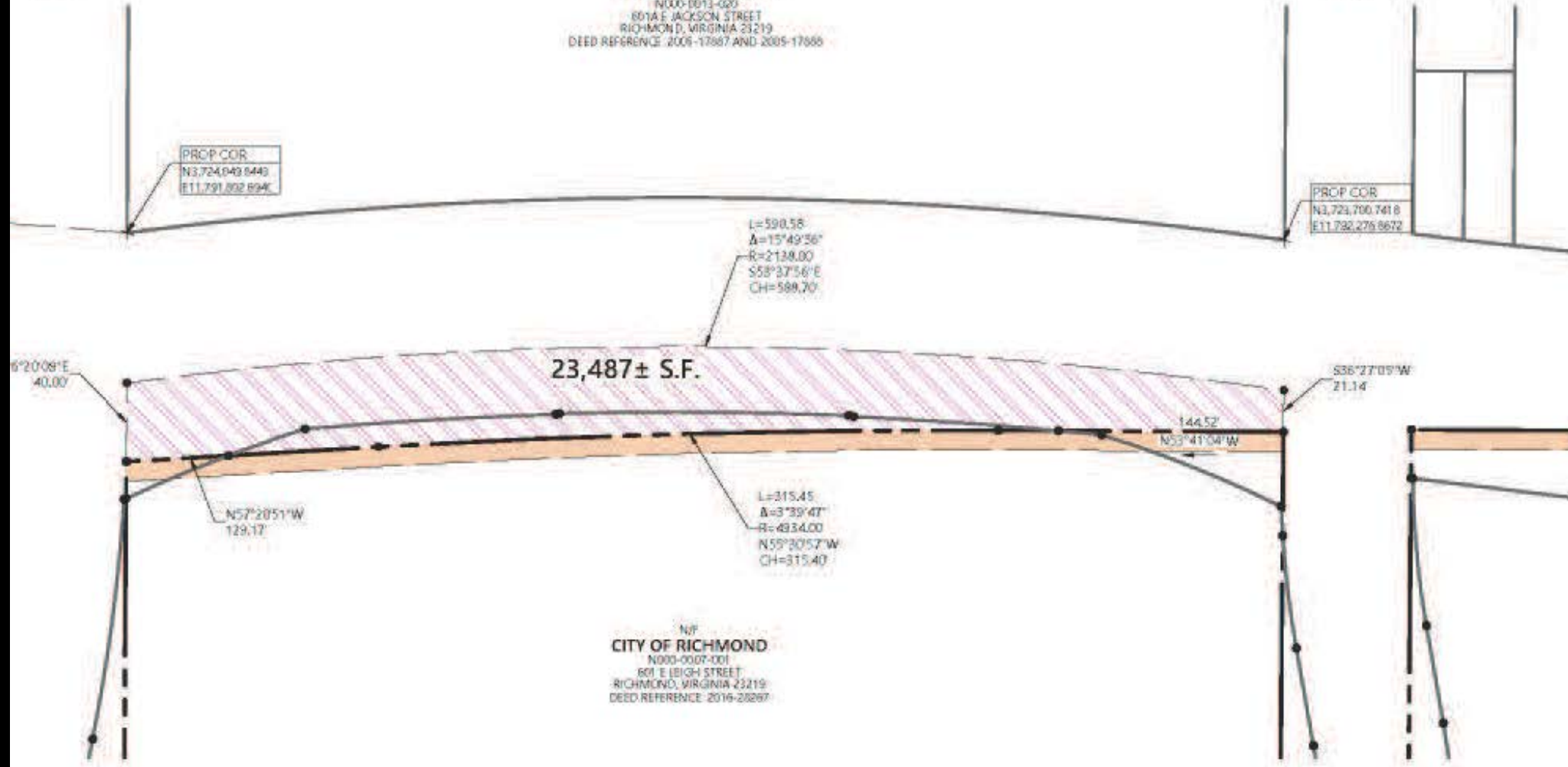
S36°27'09"W
21.14

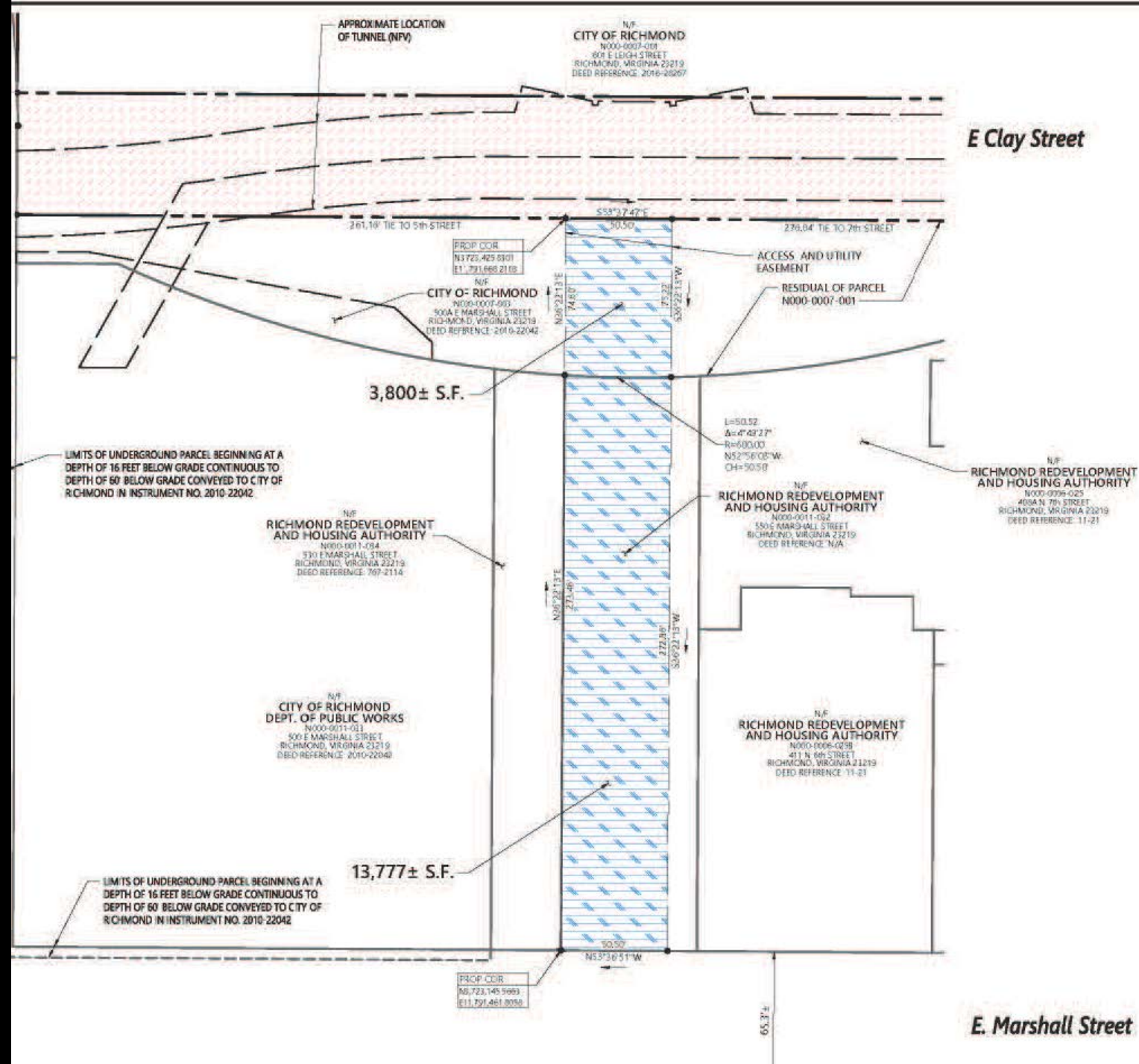
N57°20'51"W
129.17

144.52
N53°41'04"W

L=315.45
Δ=3°39'47"
R=4934.00
N59°30'57"W
CH=315.40

N/T
CITY OF RICHMOND
N000-0007-001
601 E HIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2016-20287





SEE SHEET 7 FOR ADDITIONAL RIGHT
OF WAY DEDICATION FOR PARCEL
N000-0007-001

N/F
CITY OF RICHMOND
N000-0007-001
601 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2016-26267

APPROXIMATE LOCATION
OF TUNNEL (N/F)

34,078± S.F.

N36°20'09"E
42.33'

S53°27'47"E 597.45'

S53°36'41"E
0.39'

S36°25'34"W
42.14'

L=15.86'
Δ=2°01'05"
R=450.14'
S36°21'21"W
CH=15.86'

PROP COR
N1,723,232.1920
E11,791,991.1394

N53°37'47"W 597.70'

N/F
CITY OF RICHMOND
N000-0007-003
500A E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2010-22042

ACCESS AND UTILITY
EASEMENT

RESIDUAL OF PARCEL
N000-0007-001

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0011-032
590 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0006-025
408A N 7th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 11-21

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0006-004
408 N 7th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 762-1104

LIMITS OF UNDERGROUND PARCEL BEGINNING AT A
DEPTH OF 16 FEET BELOW GRADE CONTINUOUS TO
DEPTH OF 50' BELOW GRADE CONVEYED TO CITY OF
RICHMOND IN INSTRUMENT NO. 2010-22042

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0011-082
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2010-22042

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0011-034
530 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 767-2114

N 7th Street

40 80 Feet

Council District

Block No.

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0008-001
501 N 7th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE 2013-28292

65'±

PROP. COR.
N3.723,249.9631
E11,292.0250525

N35°27'05"E
38.94

10,181± S.F.

S53°38'19"E

291.35

261.38

N53°37'47"W

62'±

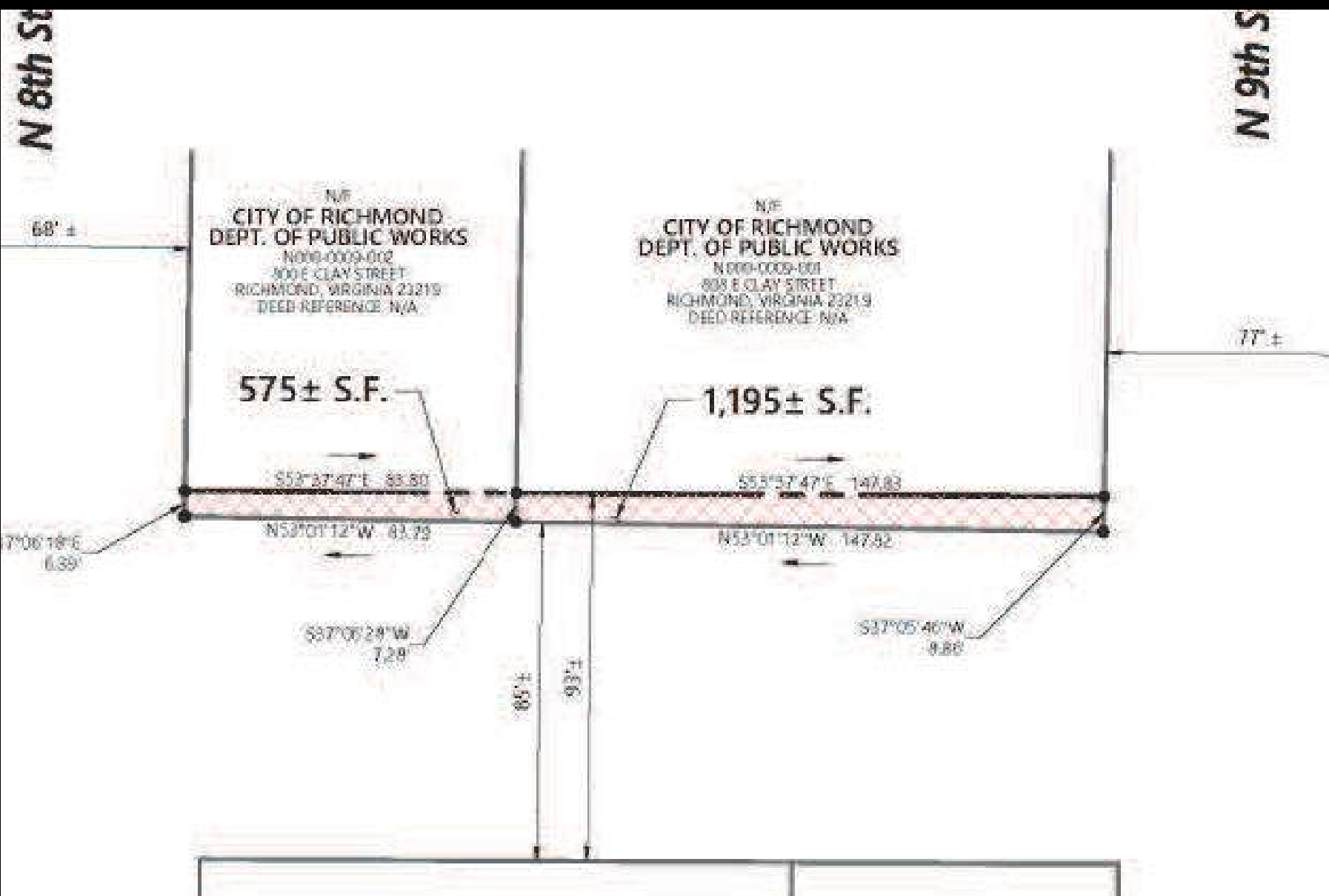
101'±

66'±

38.94

S26°23'15"W

PROP. COR.
N3.723,094.3953
E11,792,235.4736



N 9th

N 10th

N/P
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
E000-0235-001
500 N 10th Street
RICHMOND, VIRGINIA, 23219
DEED REFERENCE: N/A

77' ±

87' ±

S52°07'11"E
253.12

17,845 ± S.F.

70.5' ±

N36°57'56"N
250.2

70.52'

S36°36'42"W
21.11'

S36°37'56"W
21.04'

S53°15'11"W
253.15'

S36°36'42"W
21.11'

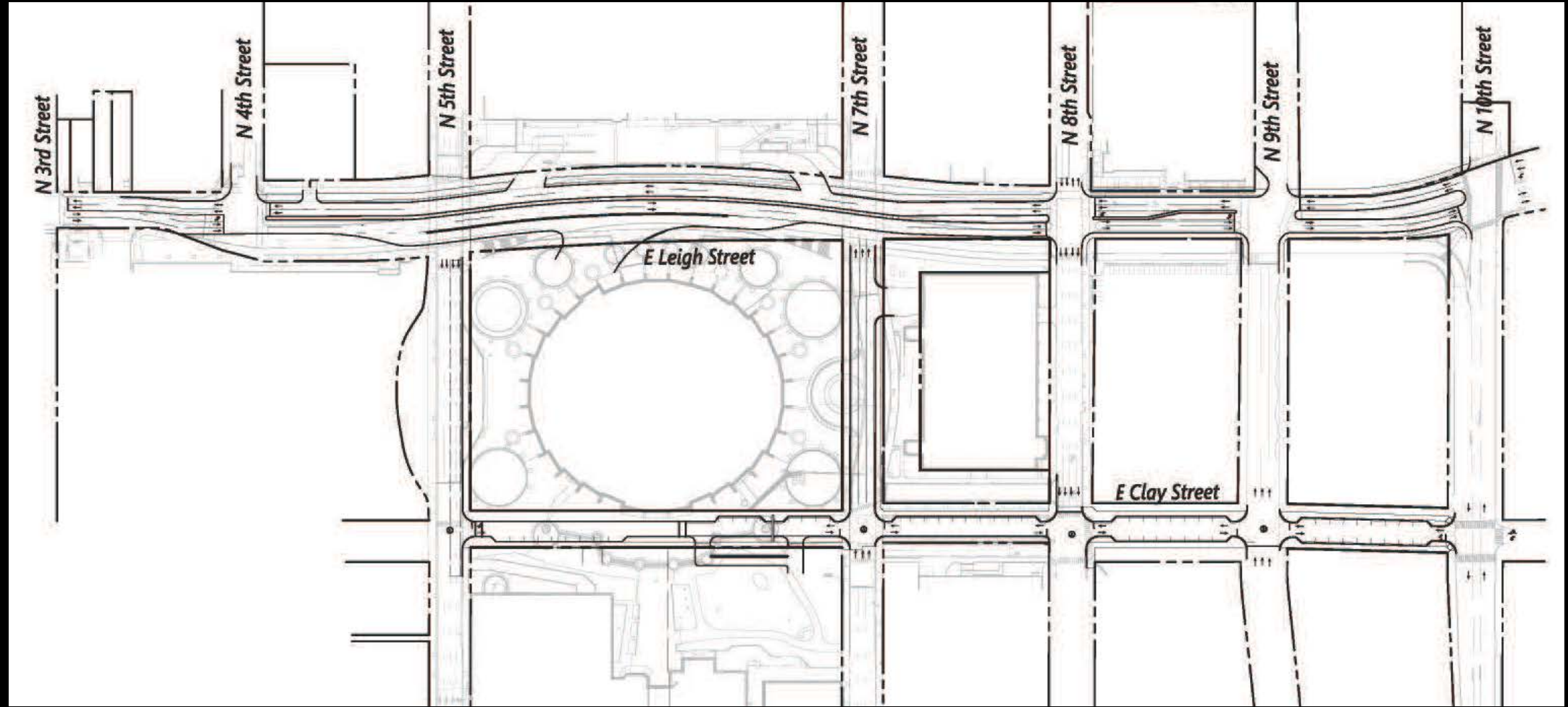
RESIDUAL OF PARCEL
E000-0235-001

S35°42'40"W
21.01'

47.7' ±

L=33.41
Δ=5°40'41"
R=331.20
S35°36'48"W
CH=33.40

N/P
ADVANTAGE RICHMOND
CORPORATION
E000-0235-000
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: ID 2005-17344

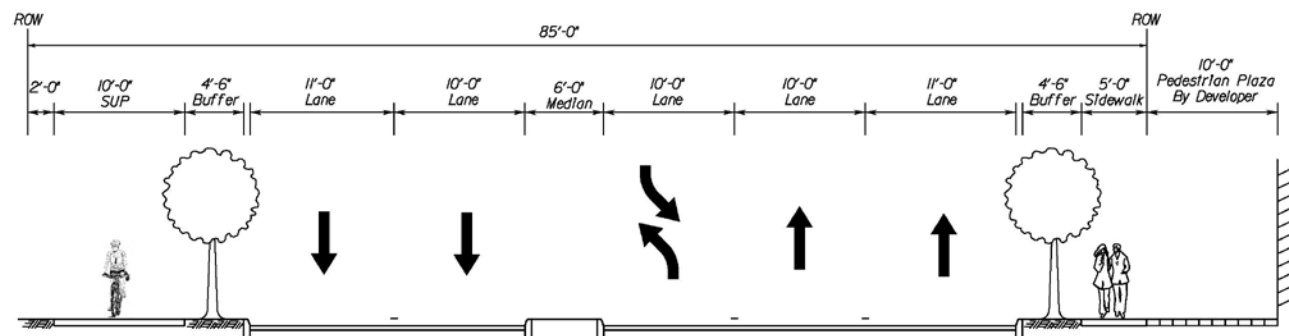
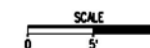




115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

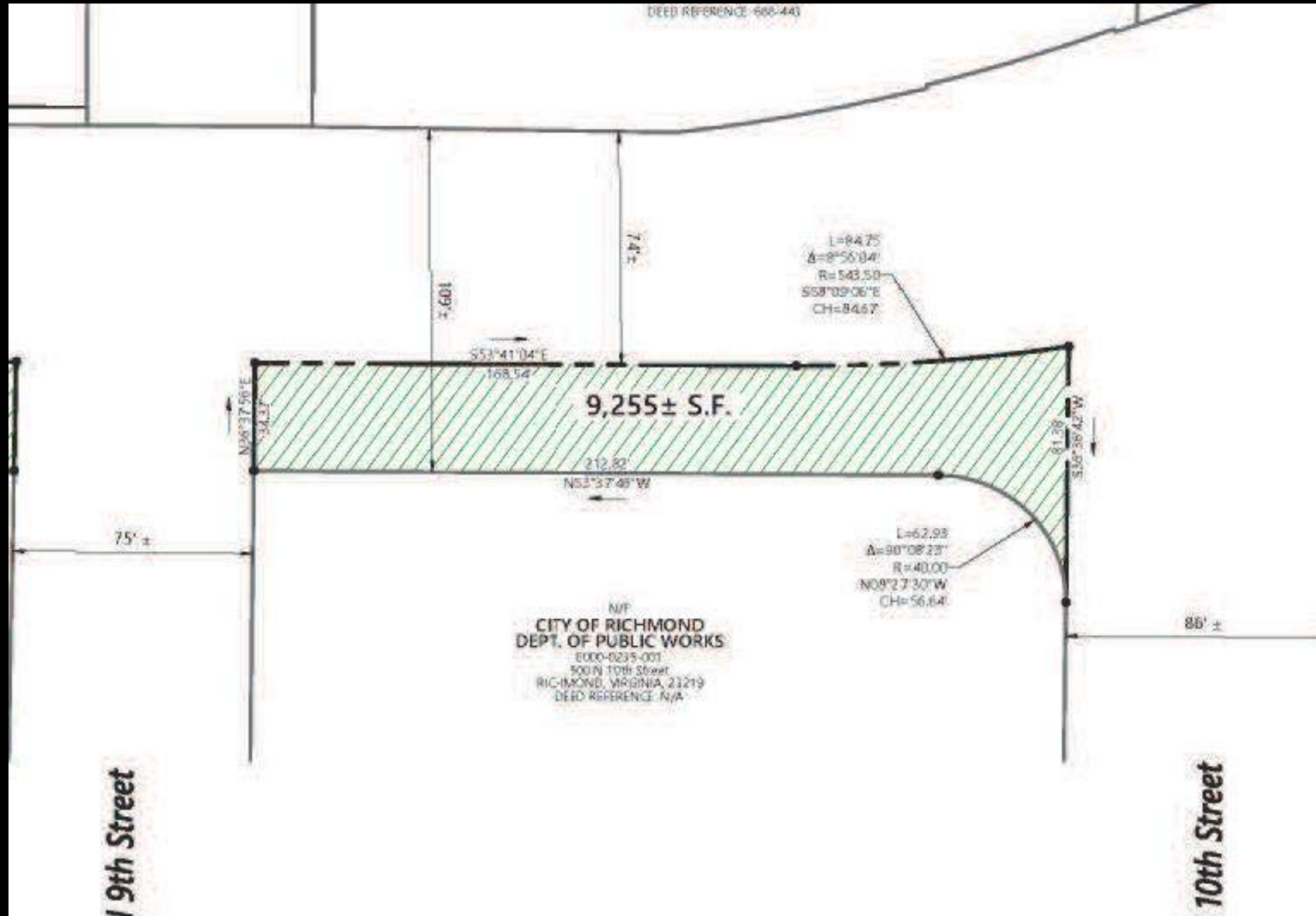
E. Leigh Street Improvements

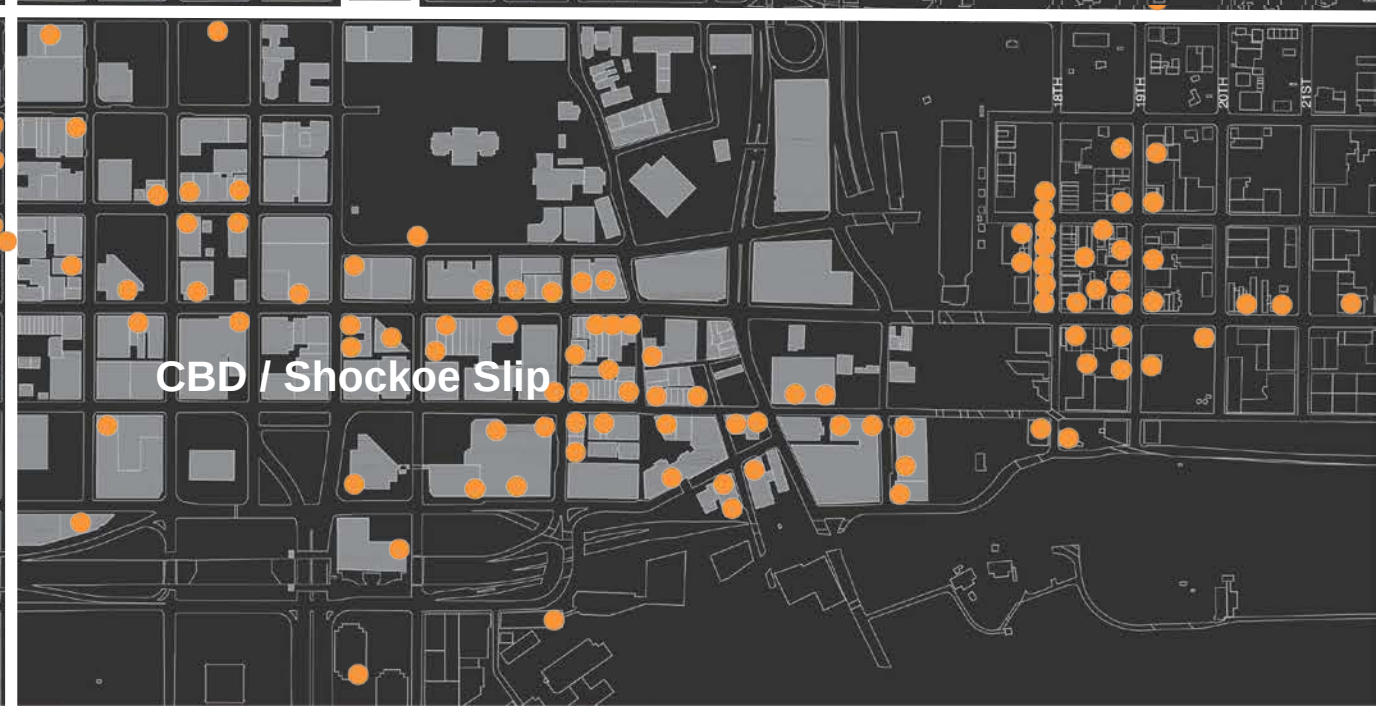
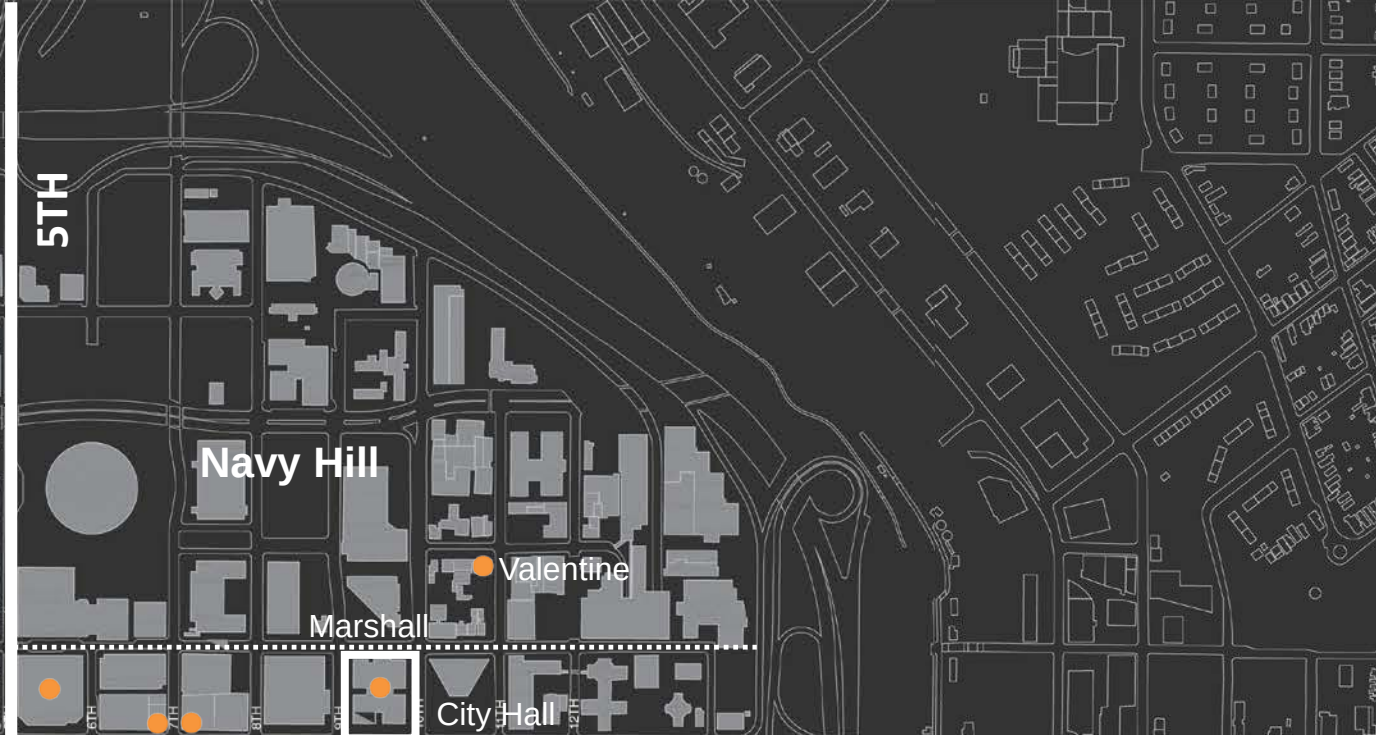
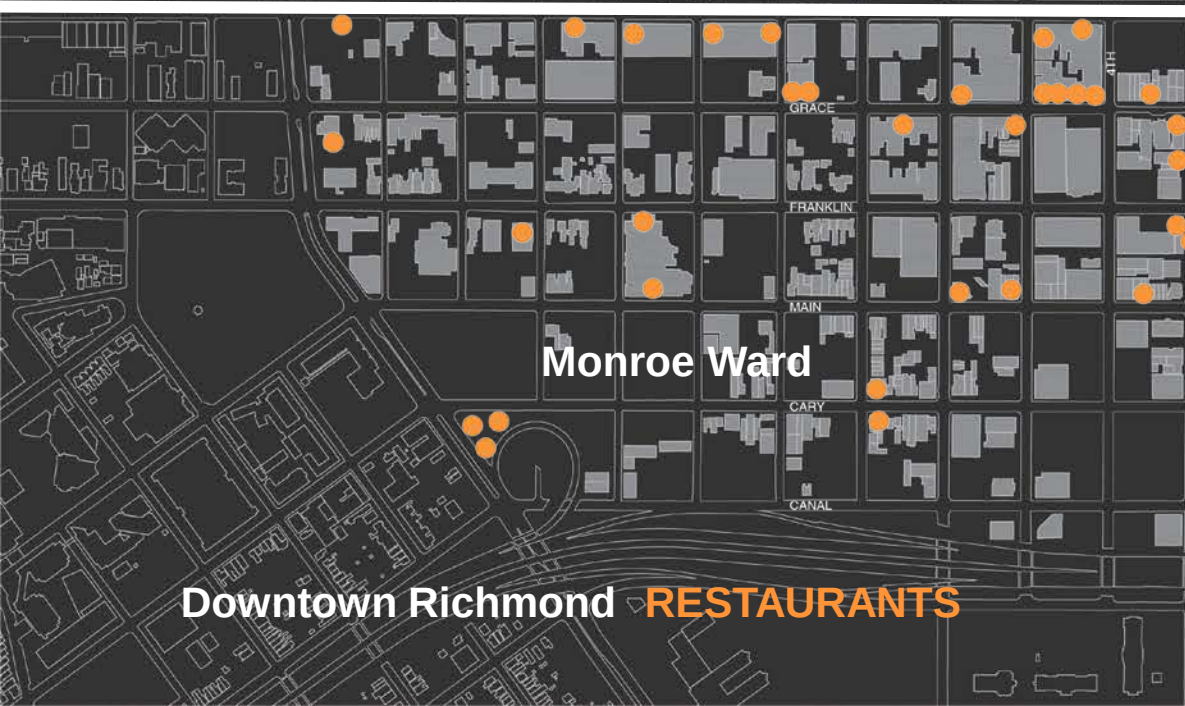
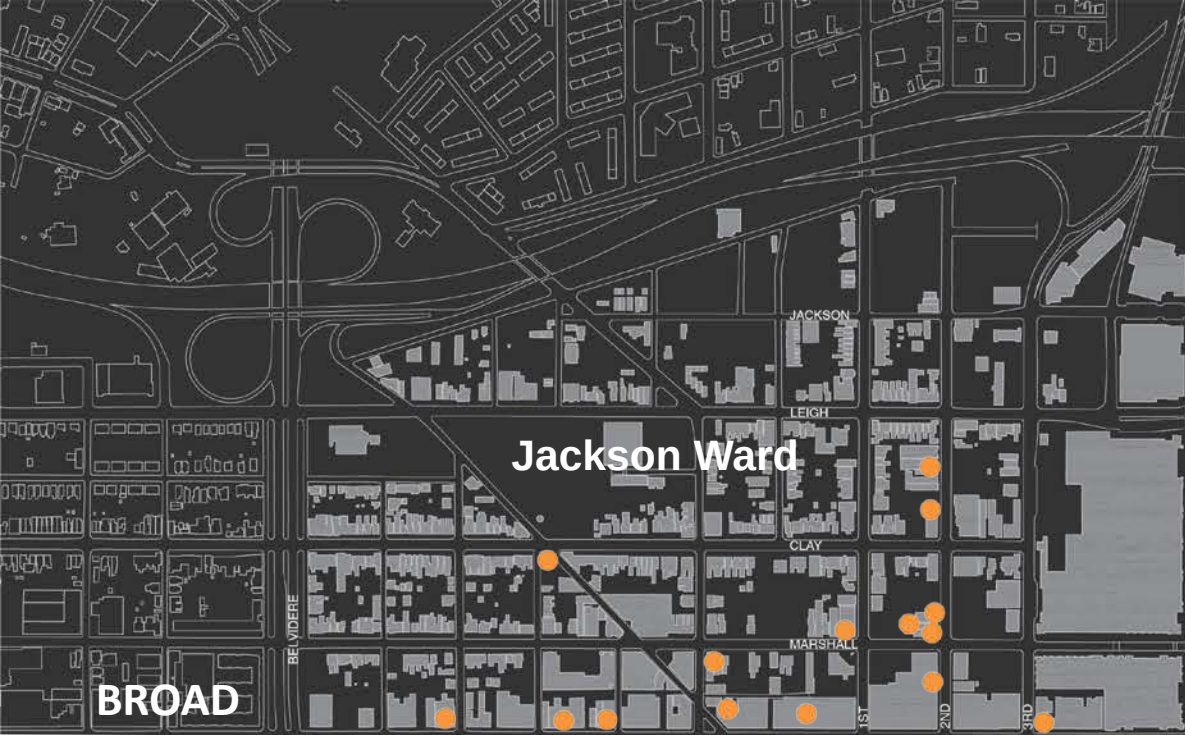
Richmond, Virginia



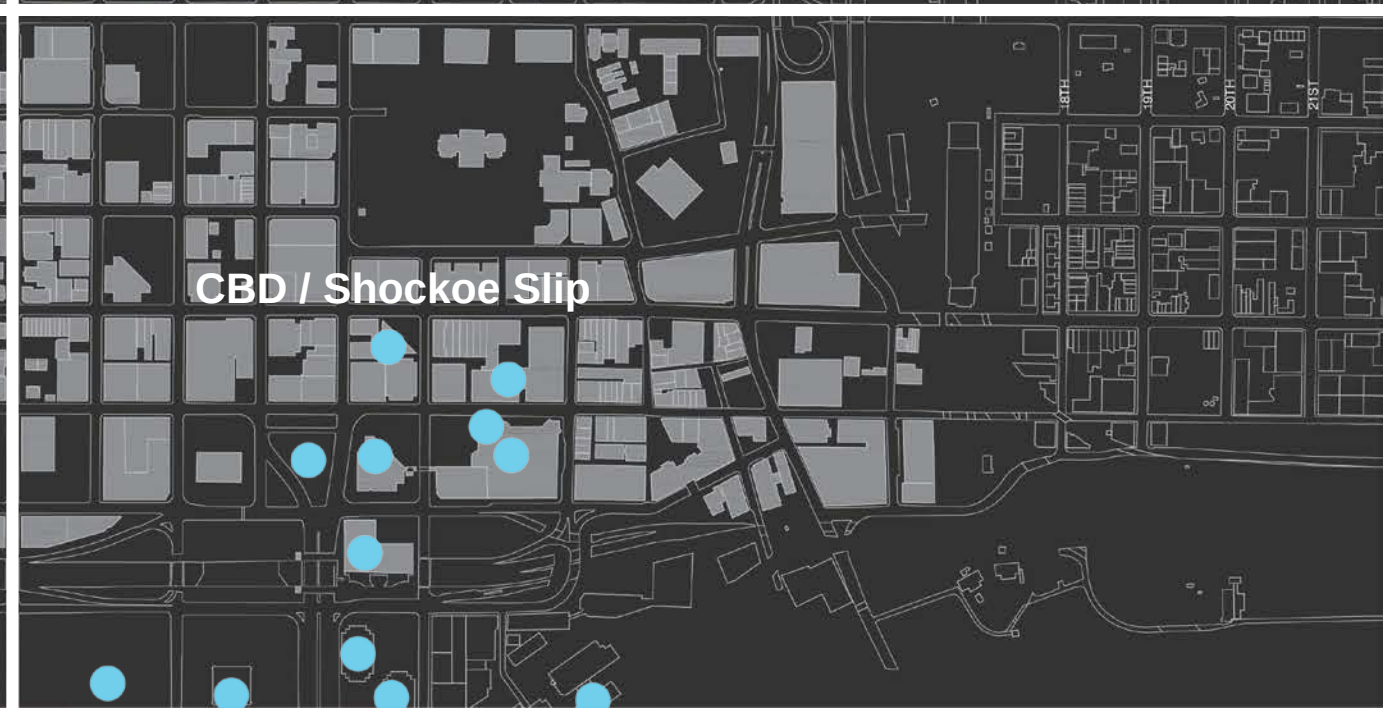
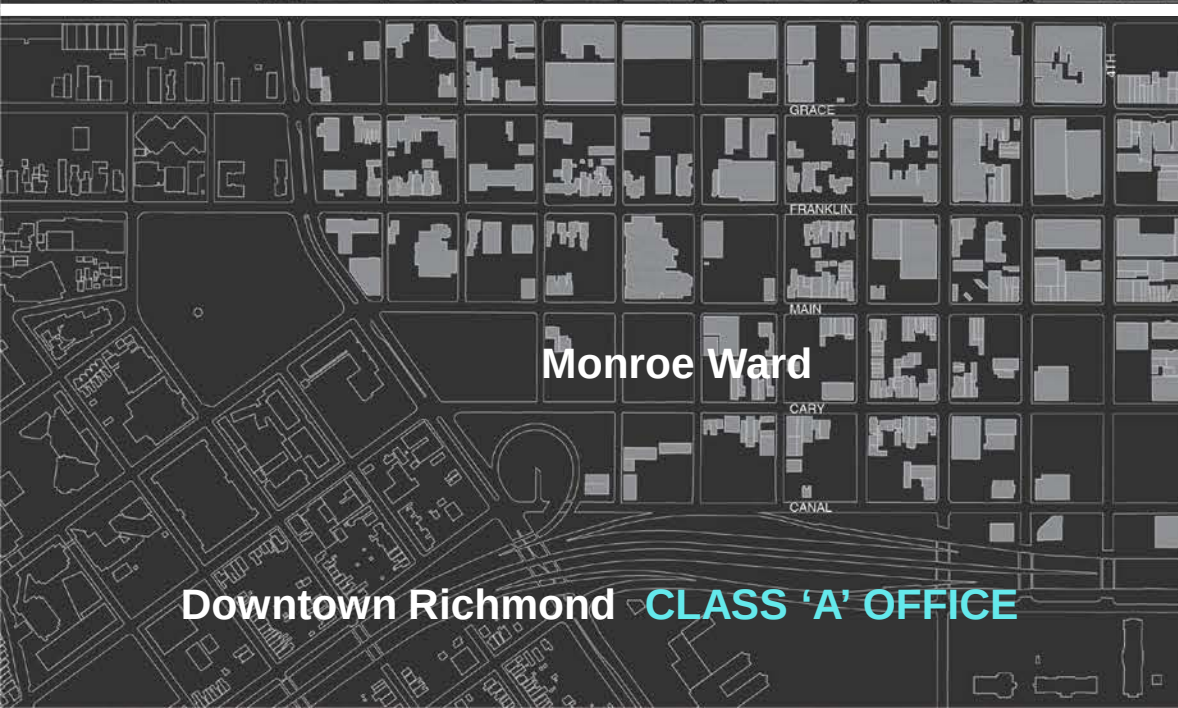
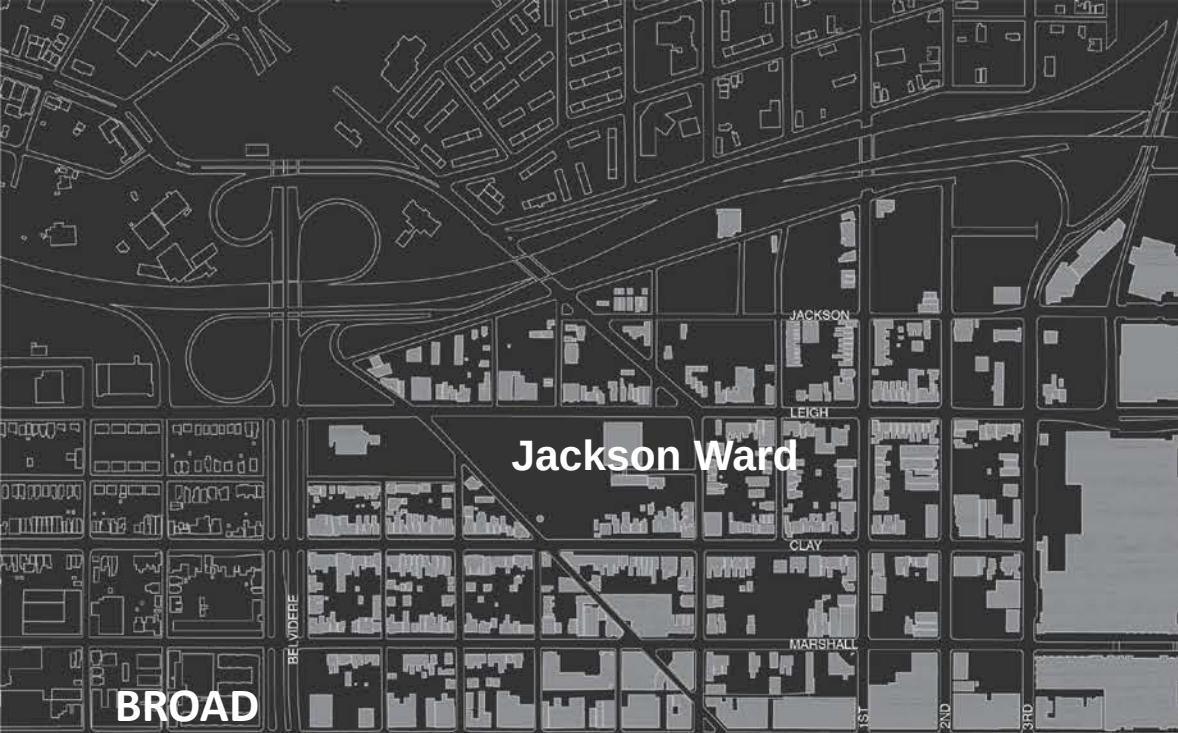
Proposed Typical Section
E. Leigh Street

DEED REFERENCE: 688-443

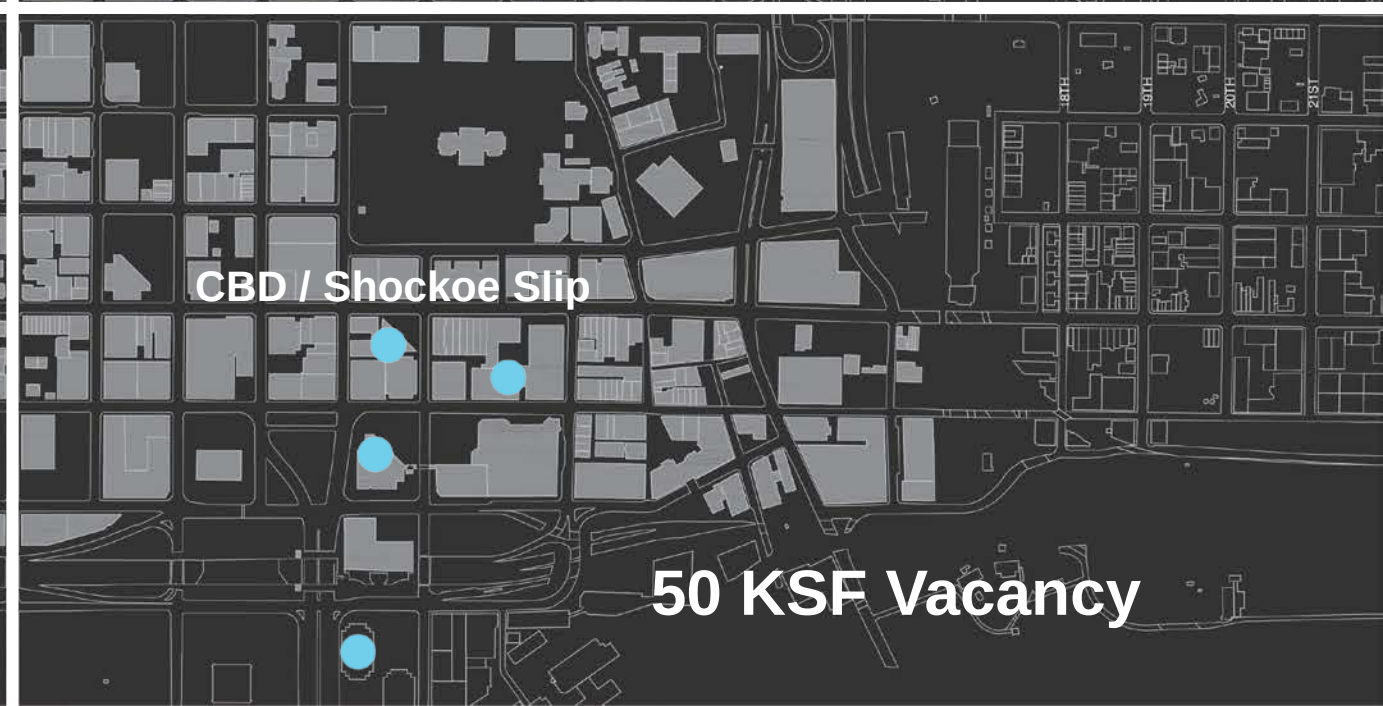
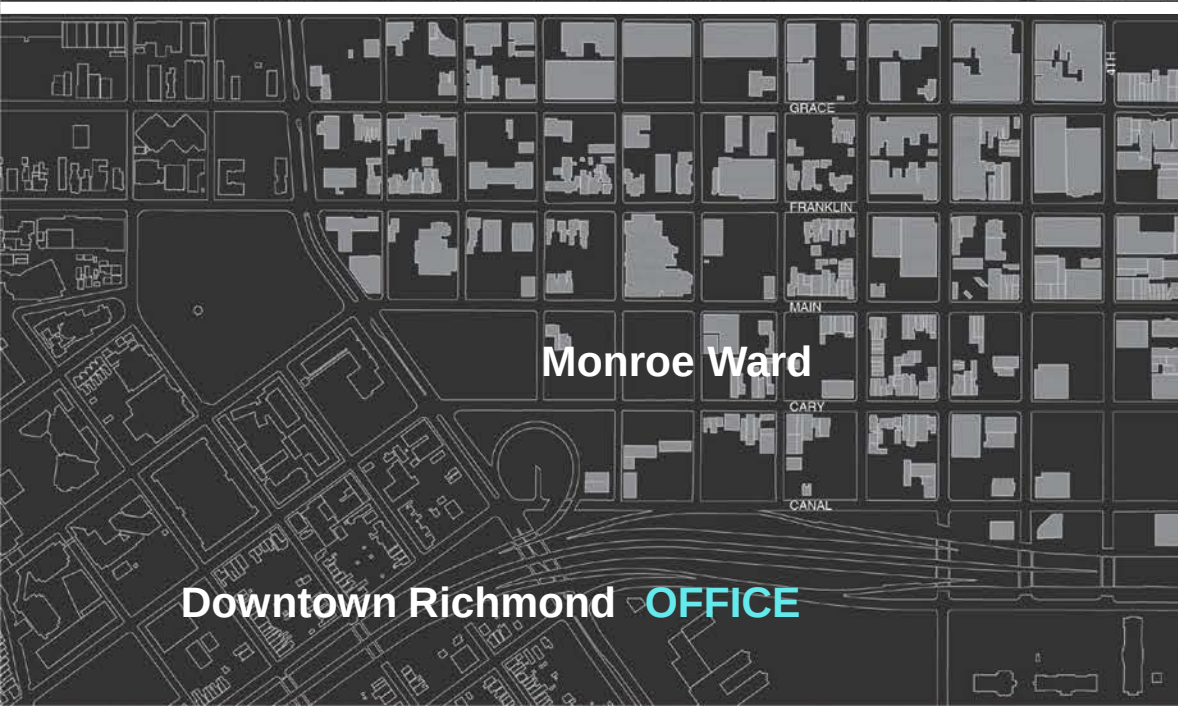
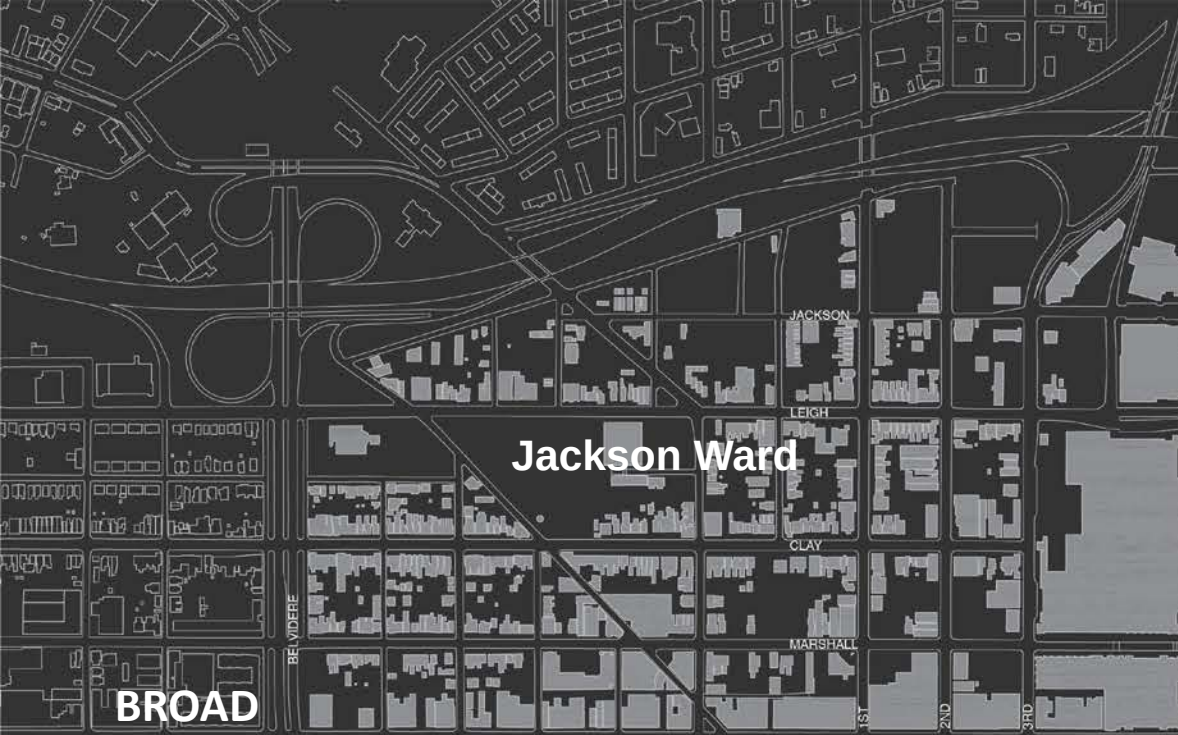


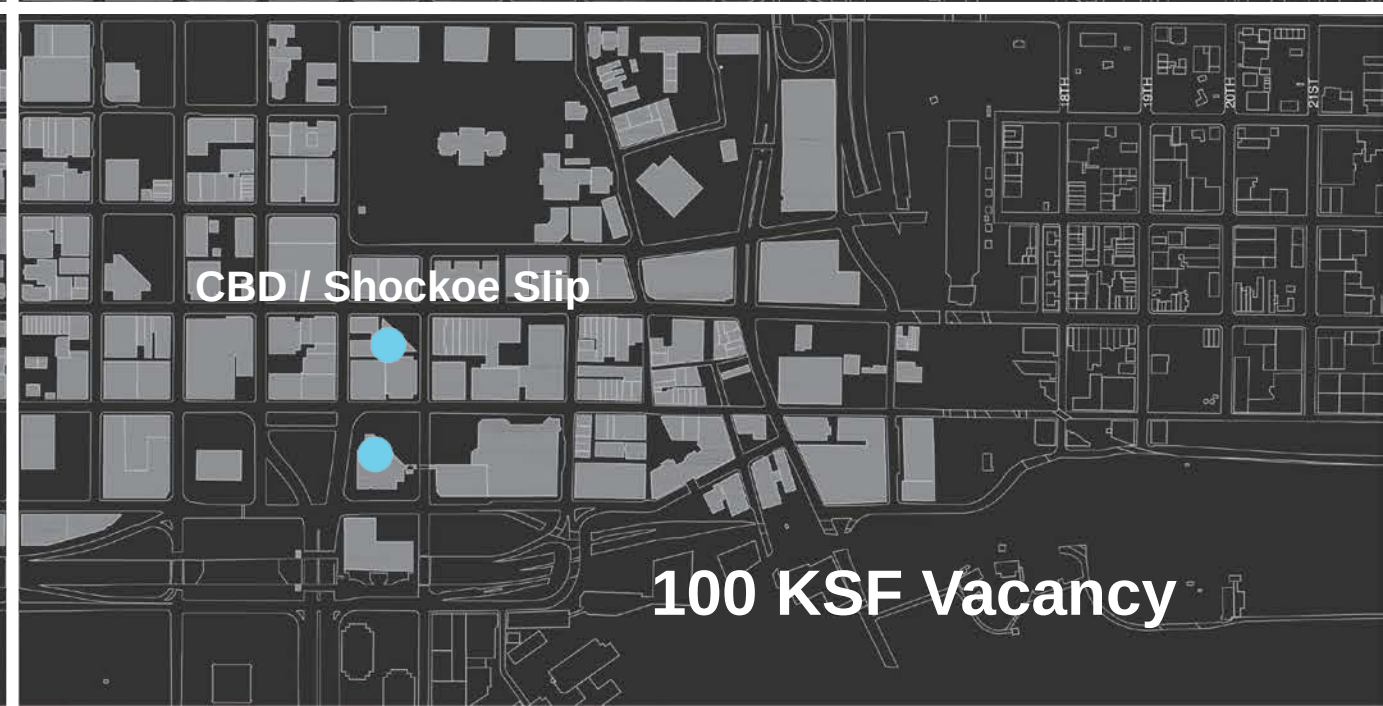
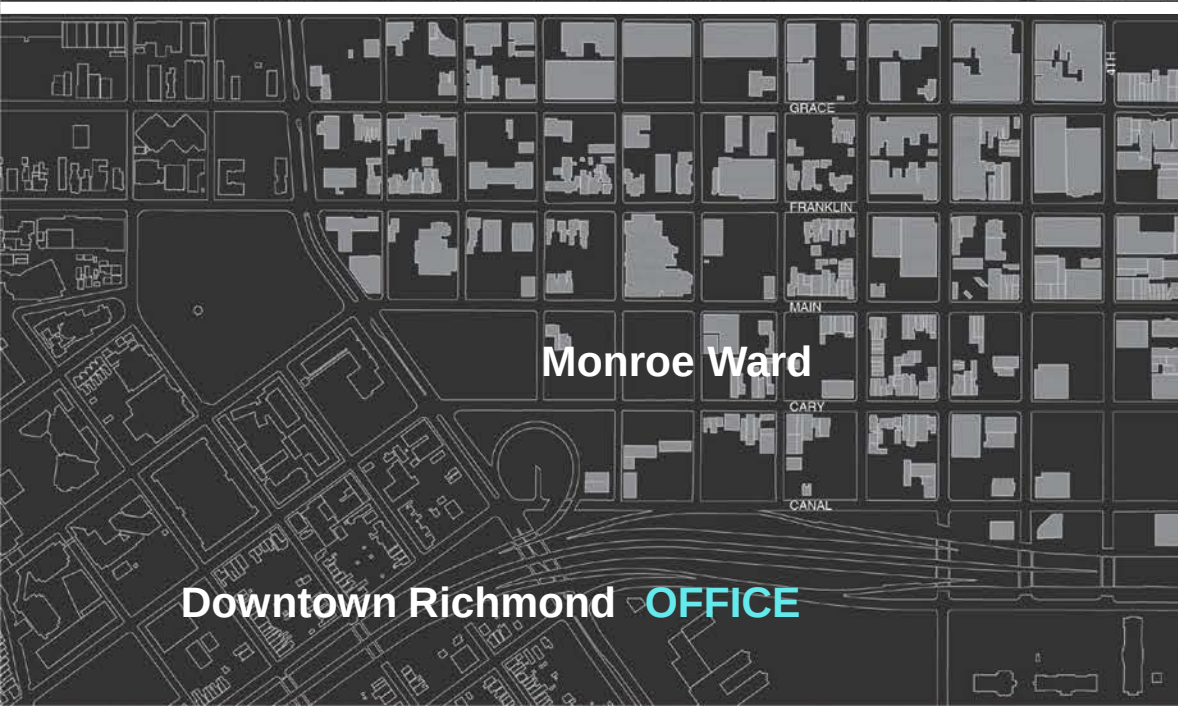
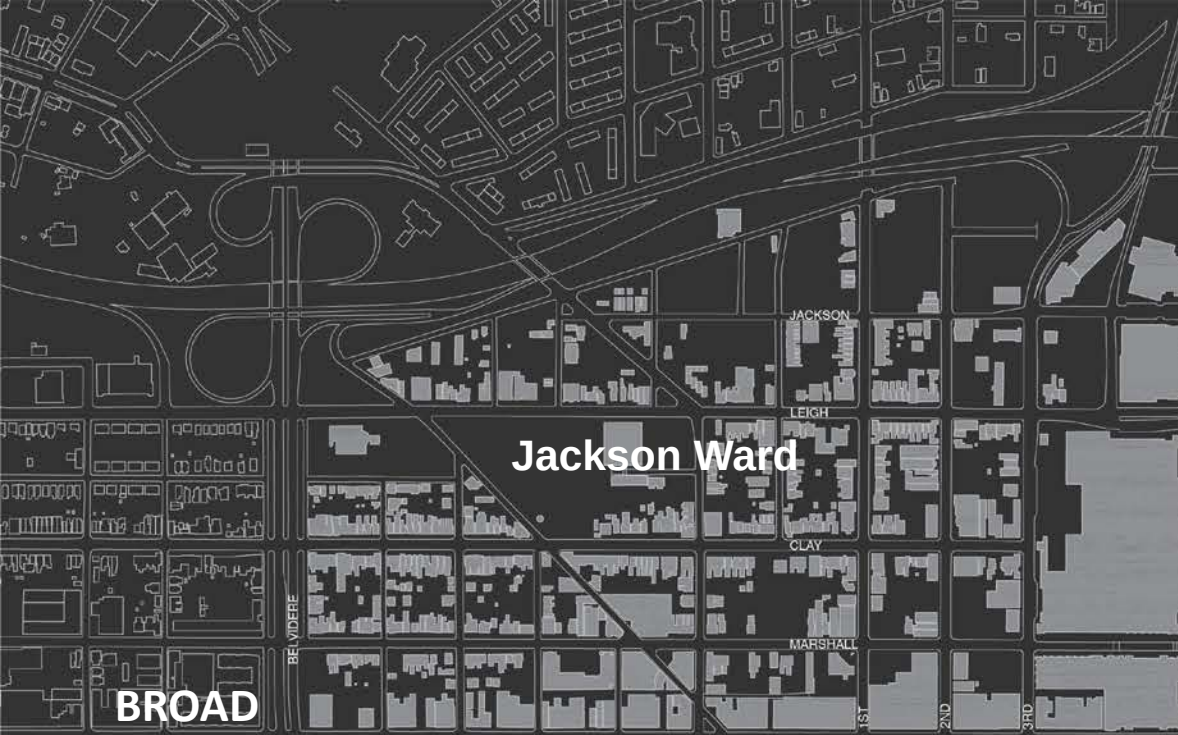


Downtown Richmond RESTAURANTS



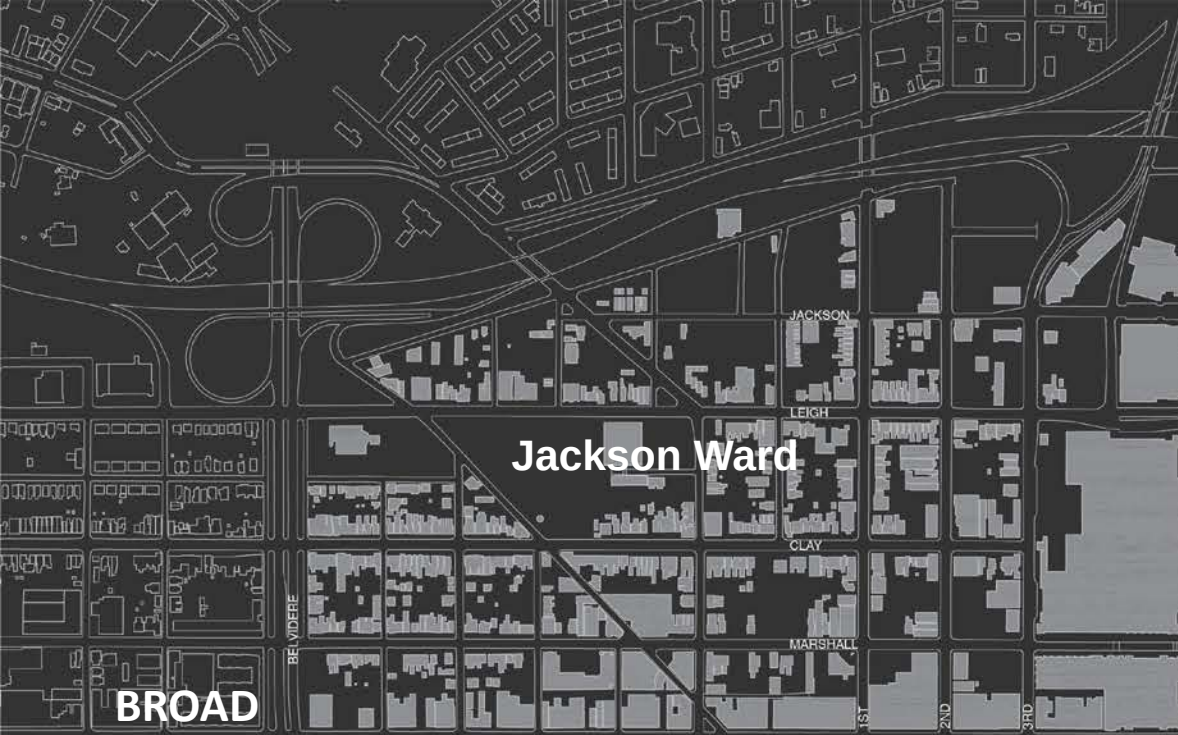
Downtown Richmond CLASS 'A' OFFICE





Downtown Richmond OFFICE

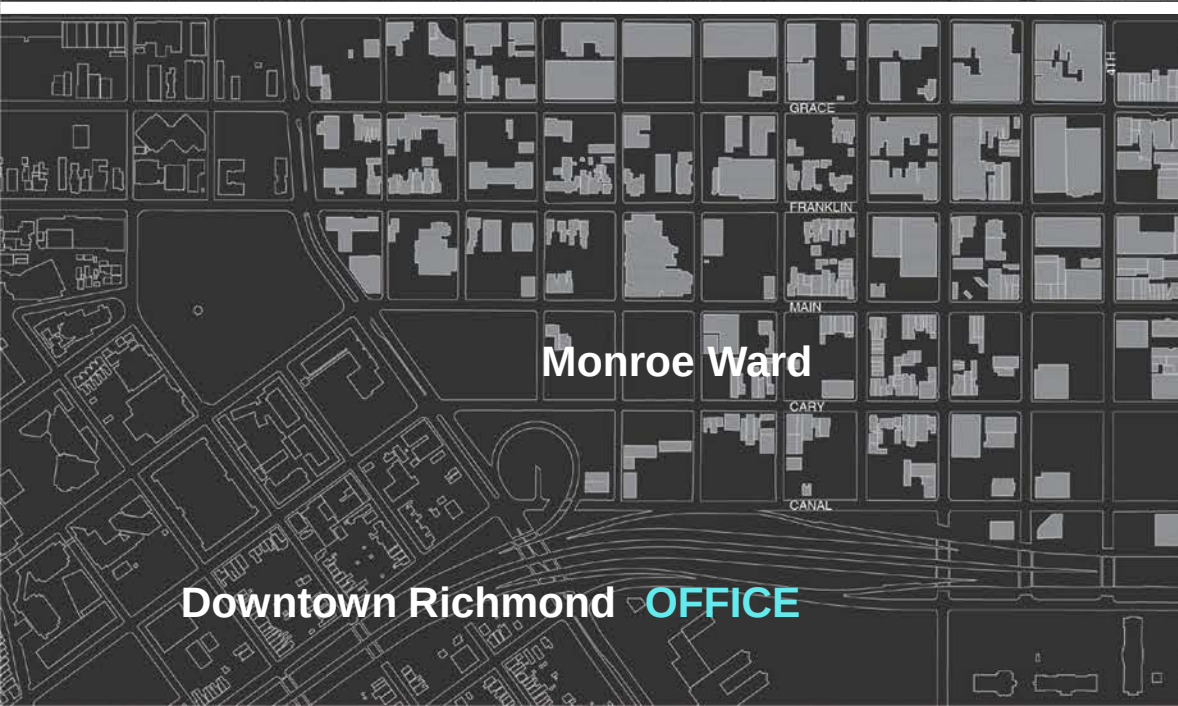
100 KSF Vacancy



Jackson Ward

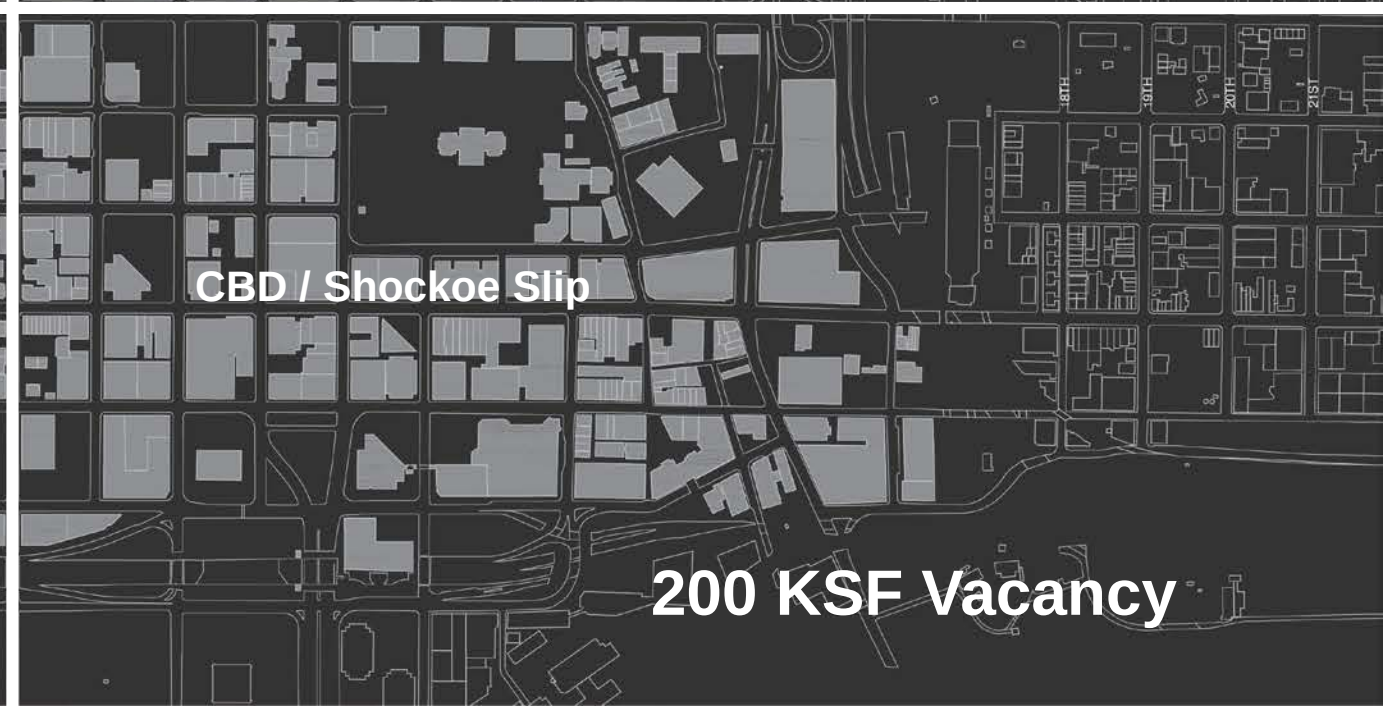


Navy Hill



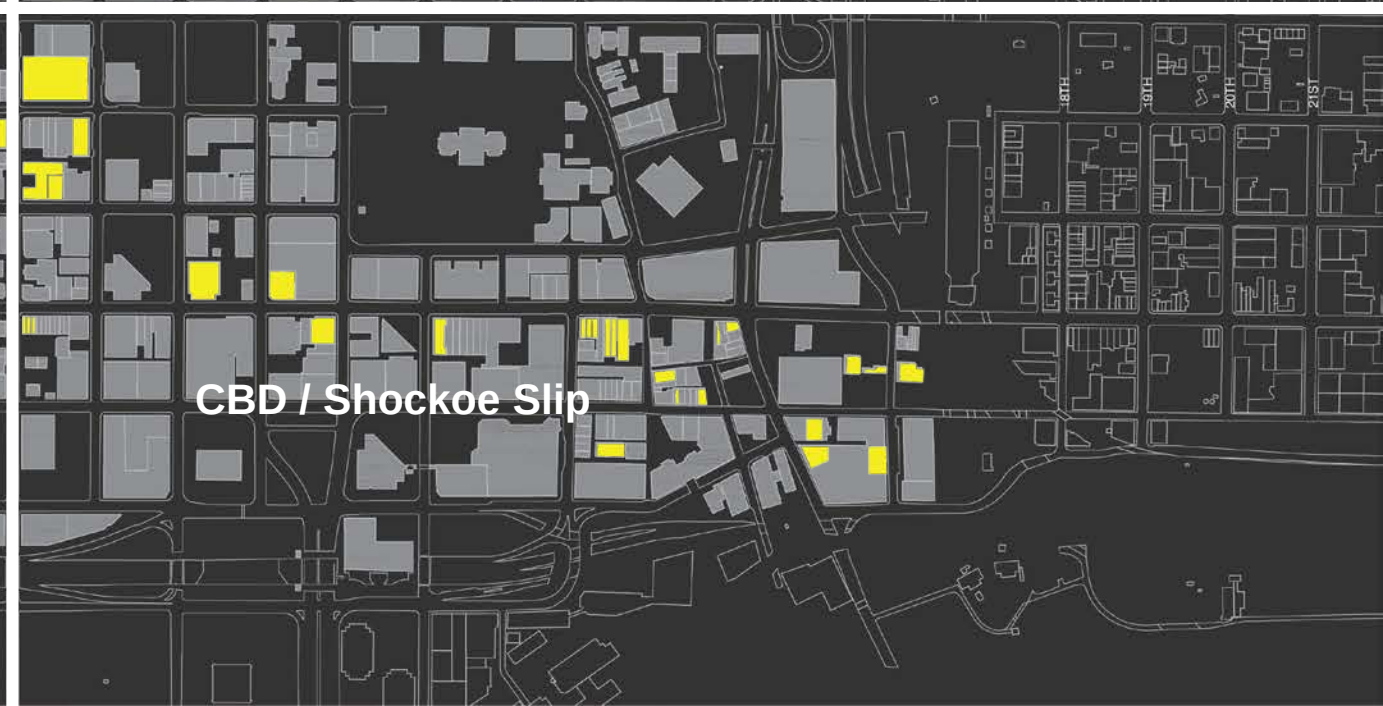
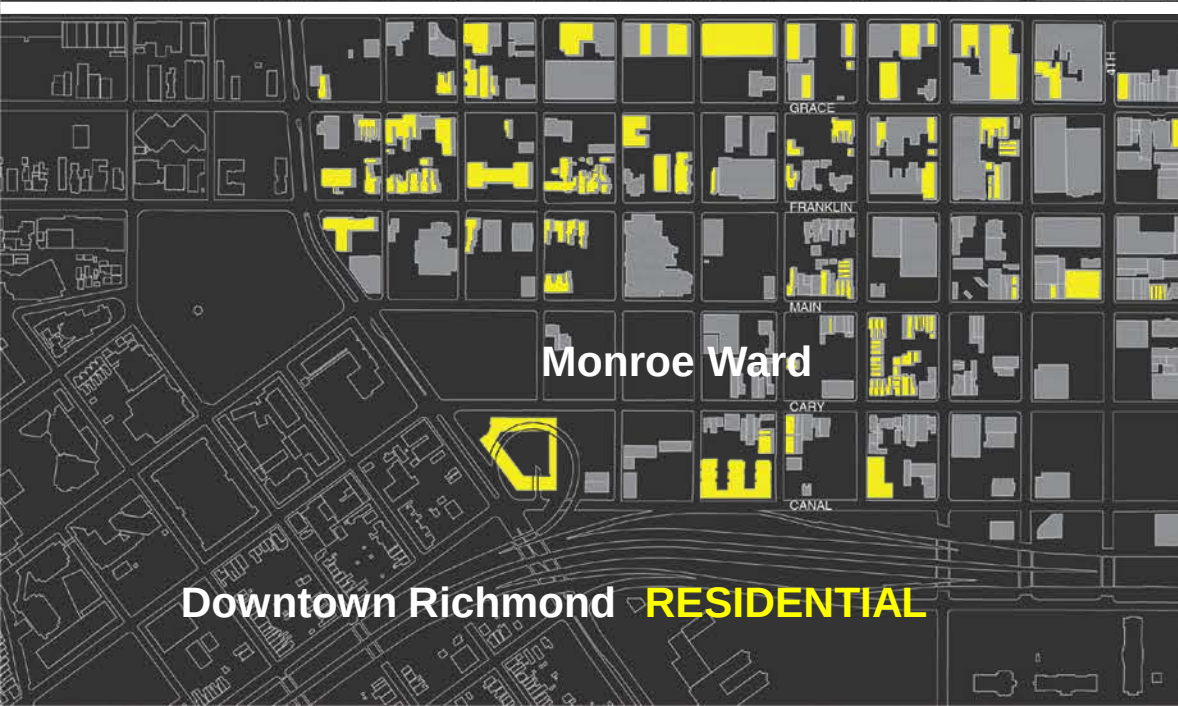
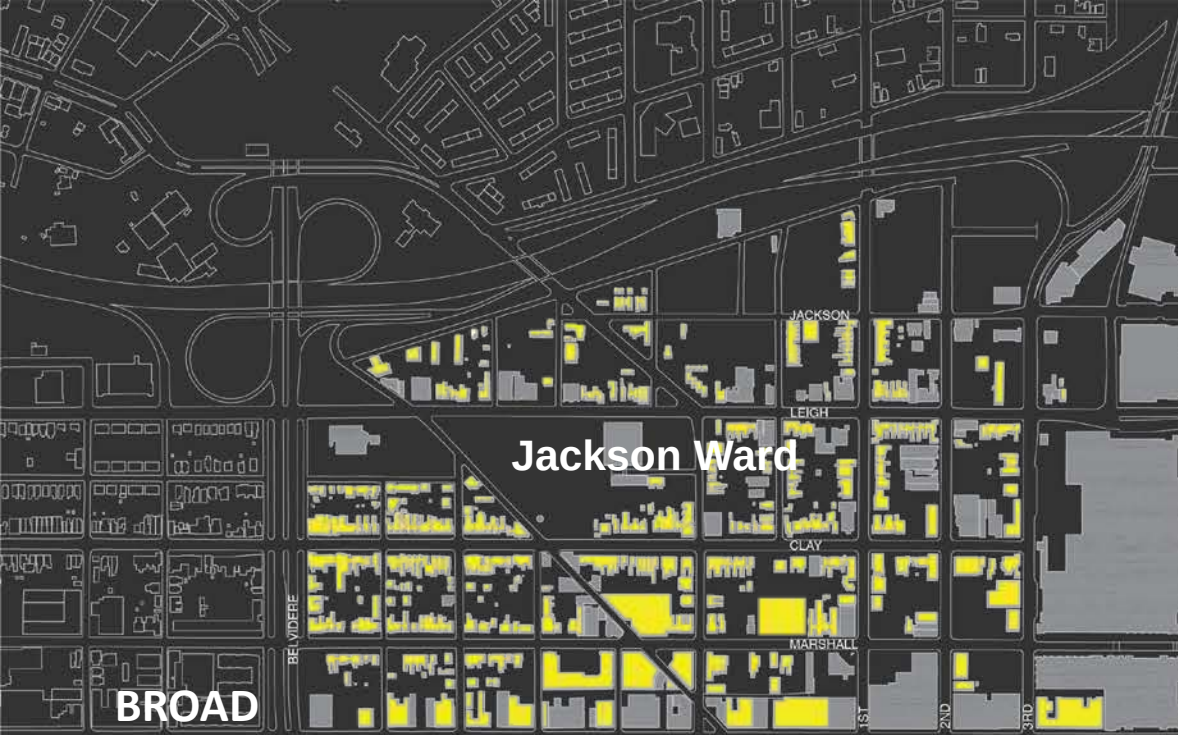
Monroe Ward

Downtown Richmond OFFICE

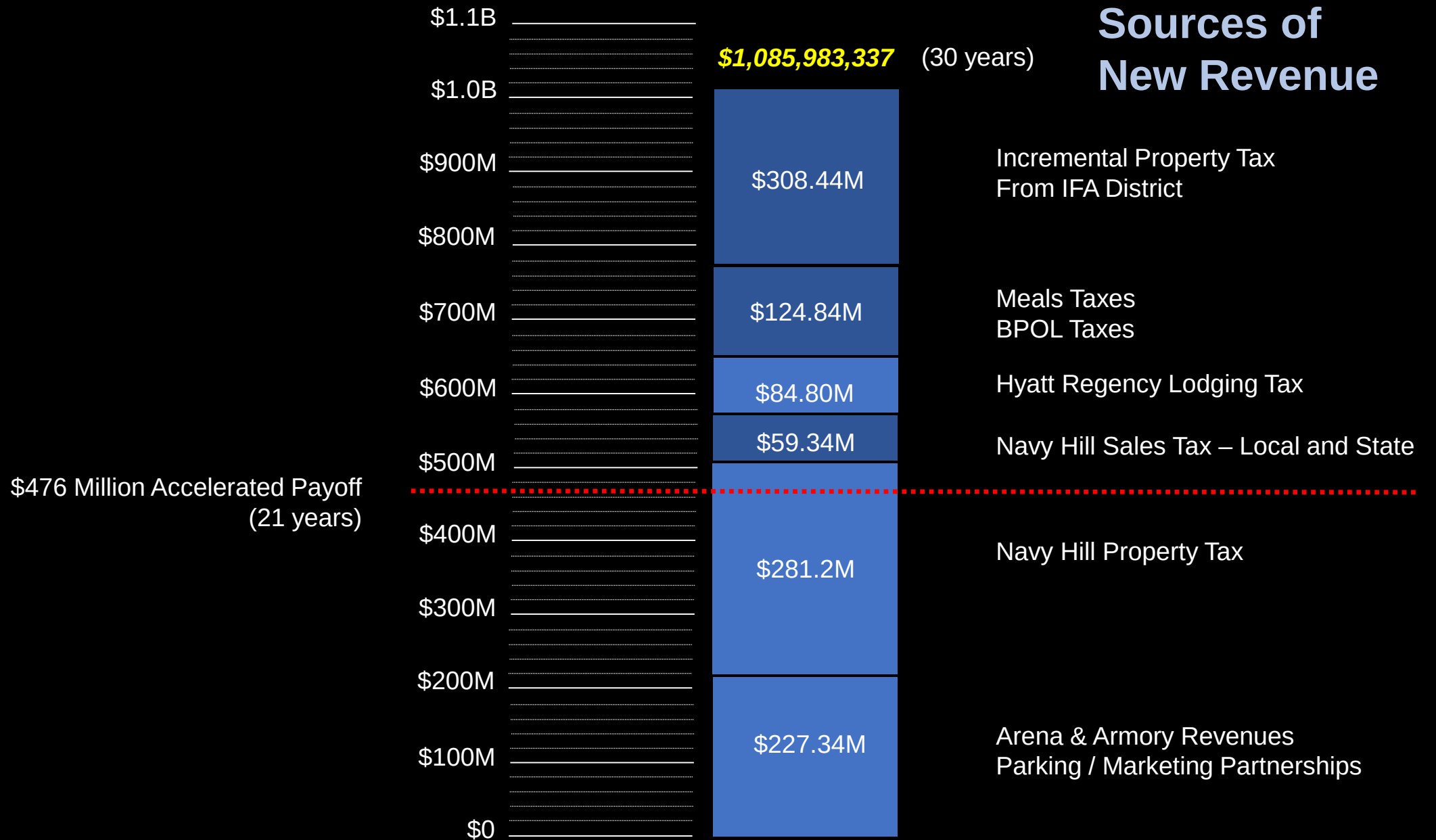


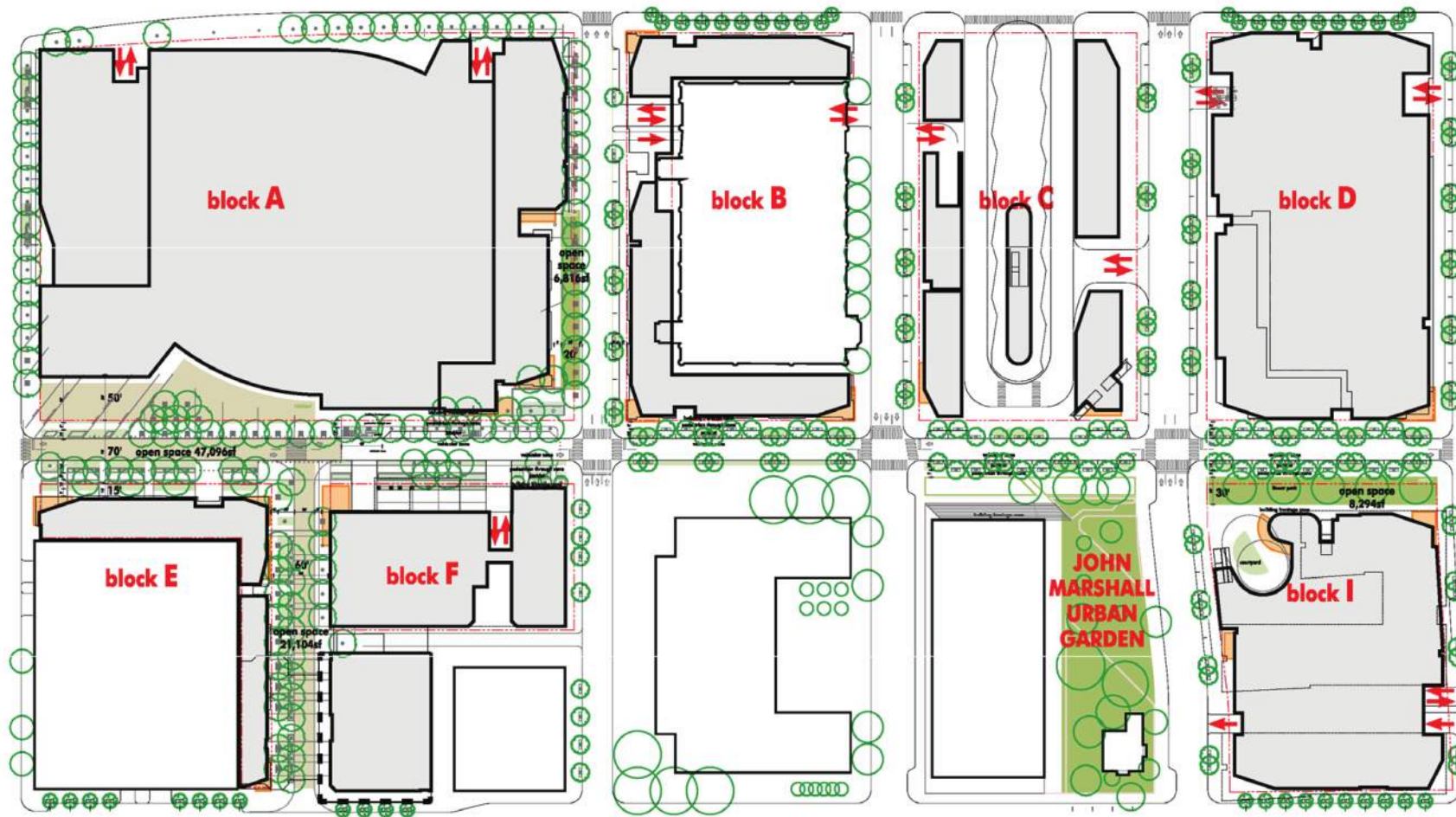
CBD / Shockoe Slip

200 KSF Vacancy

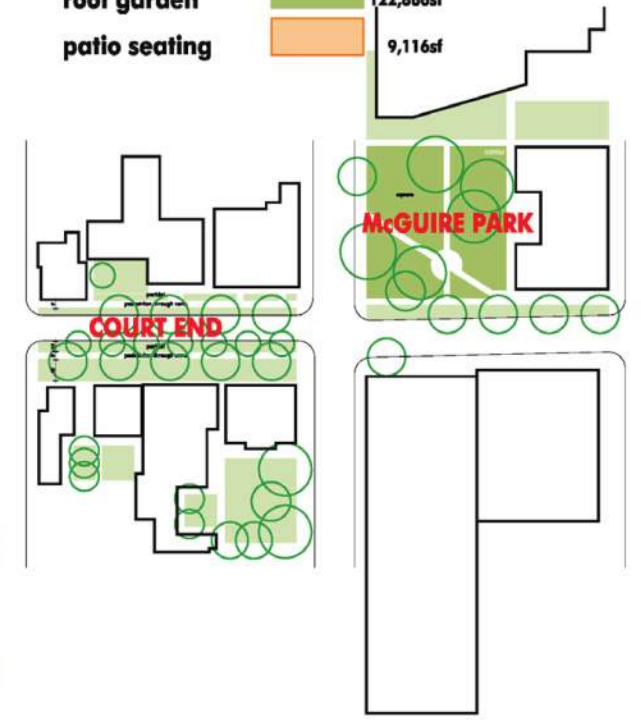






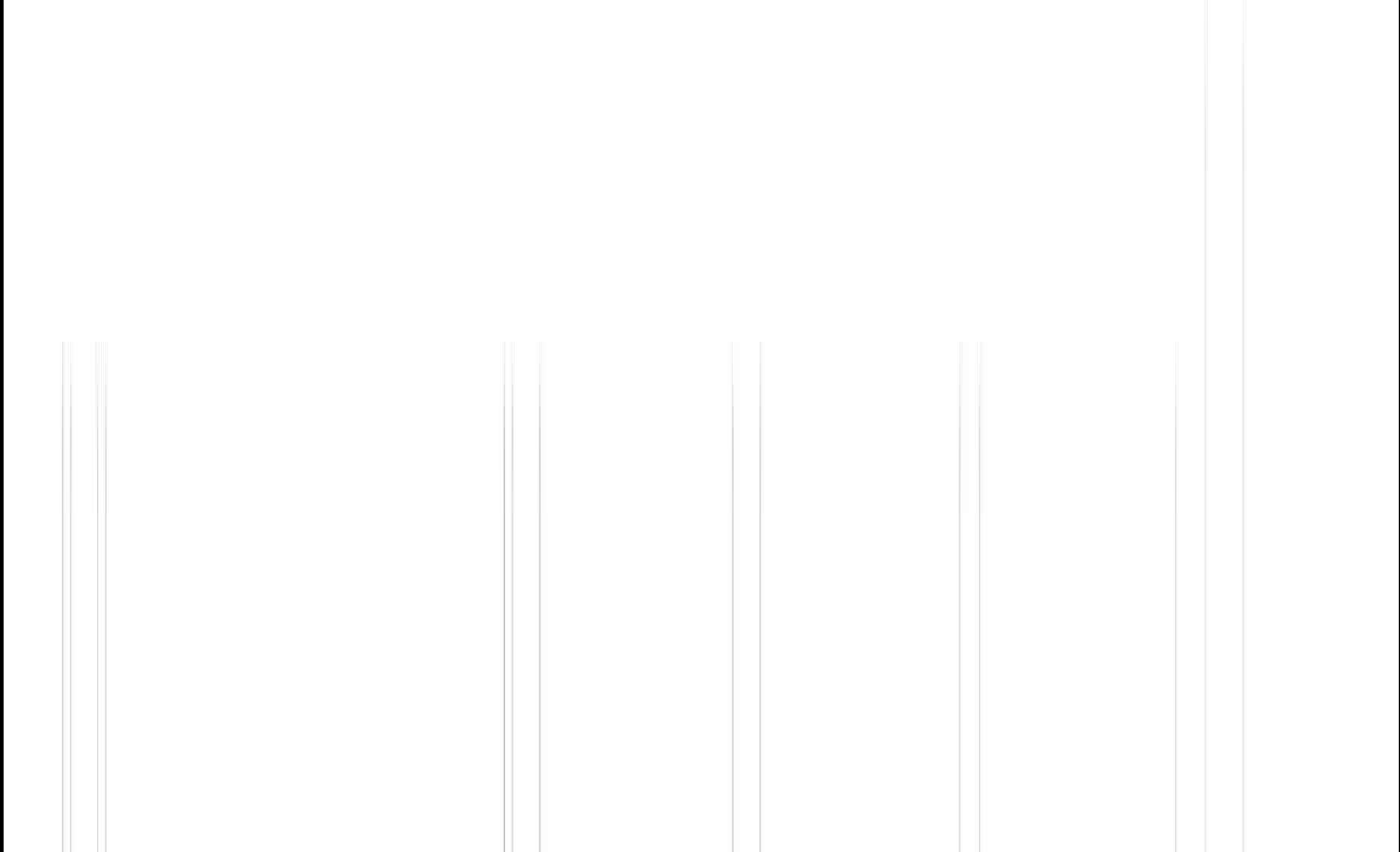


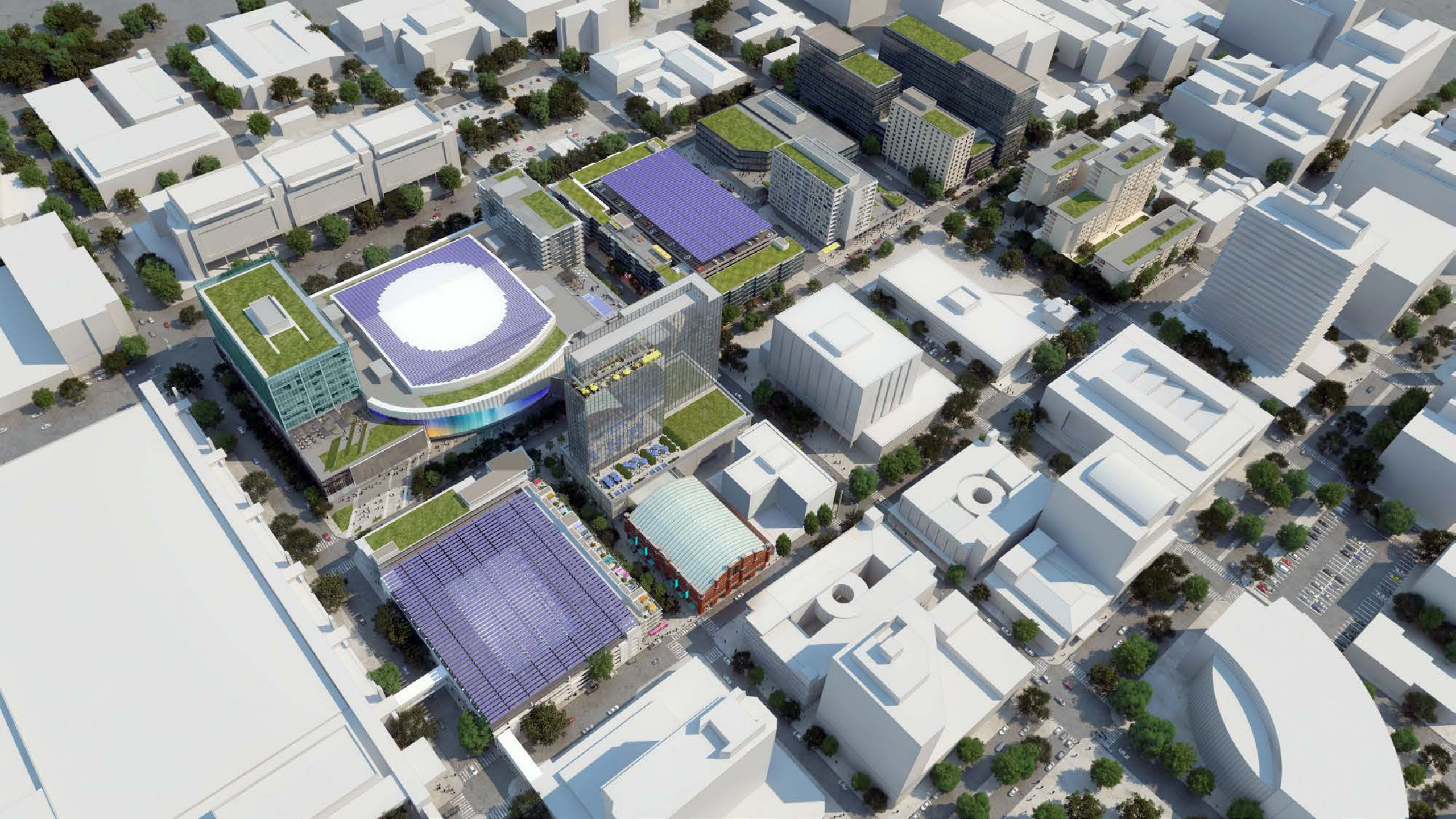
streetscape		
surge plaza	8,353sf	
pedestrian plaza	7,898sf	
parklet	15,172sf	
courtyard	1,052sf	
linear park	15,445sf	
park	46,985sf	
roof garden	122,886sf	
patio seating	9,116sf	

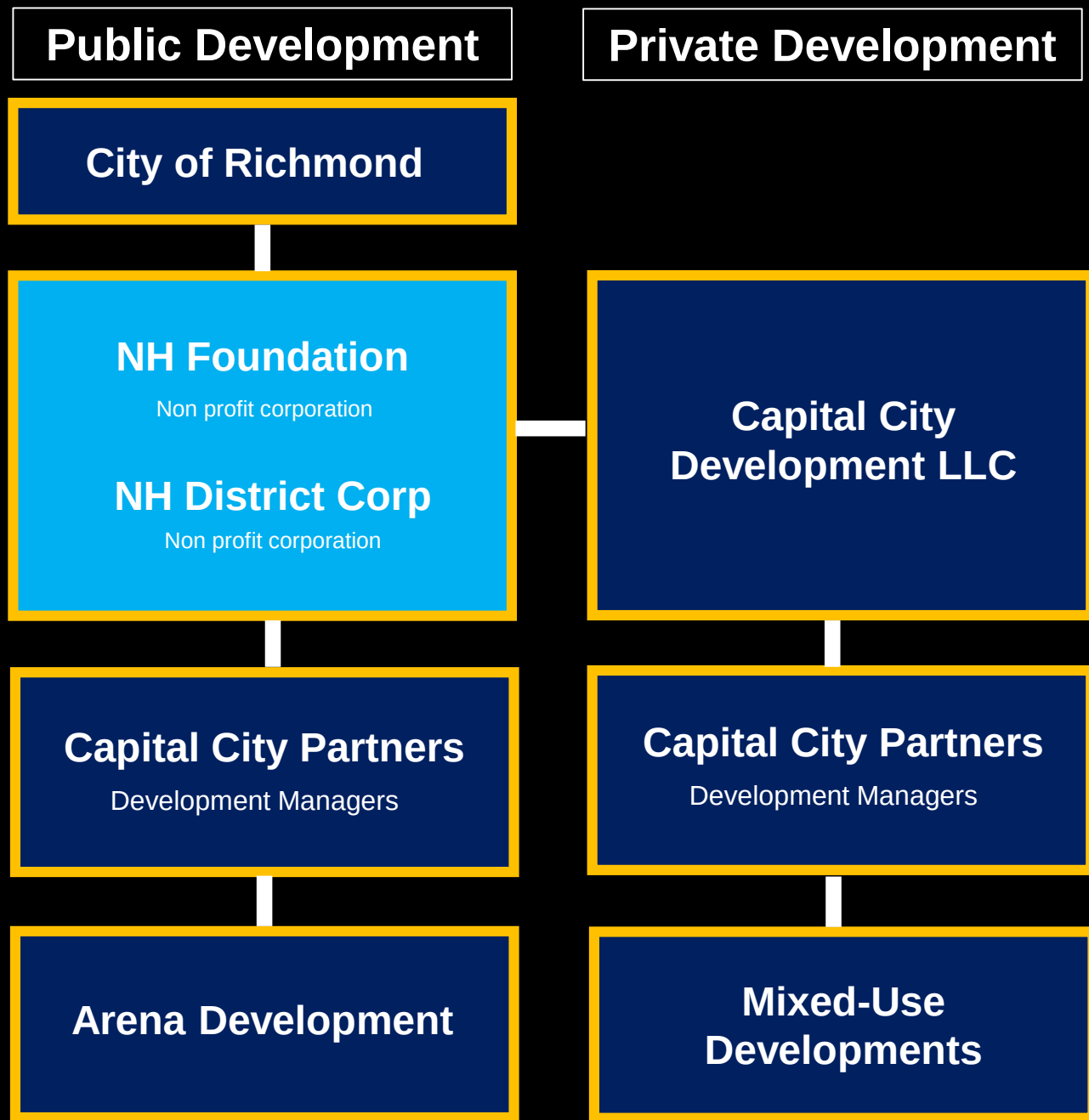


Rooftop Agriculture



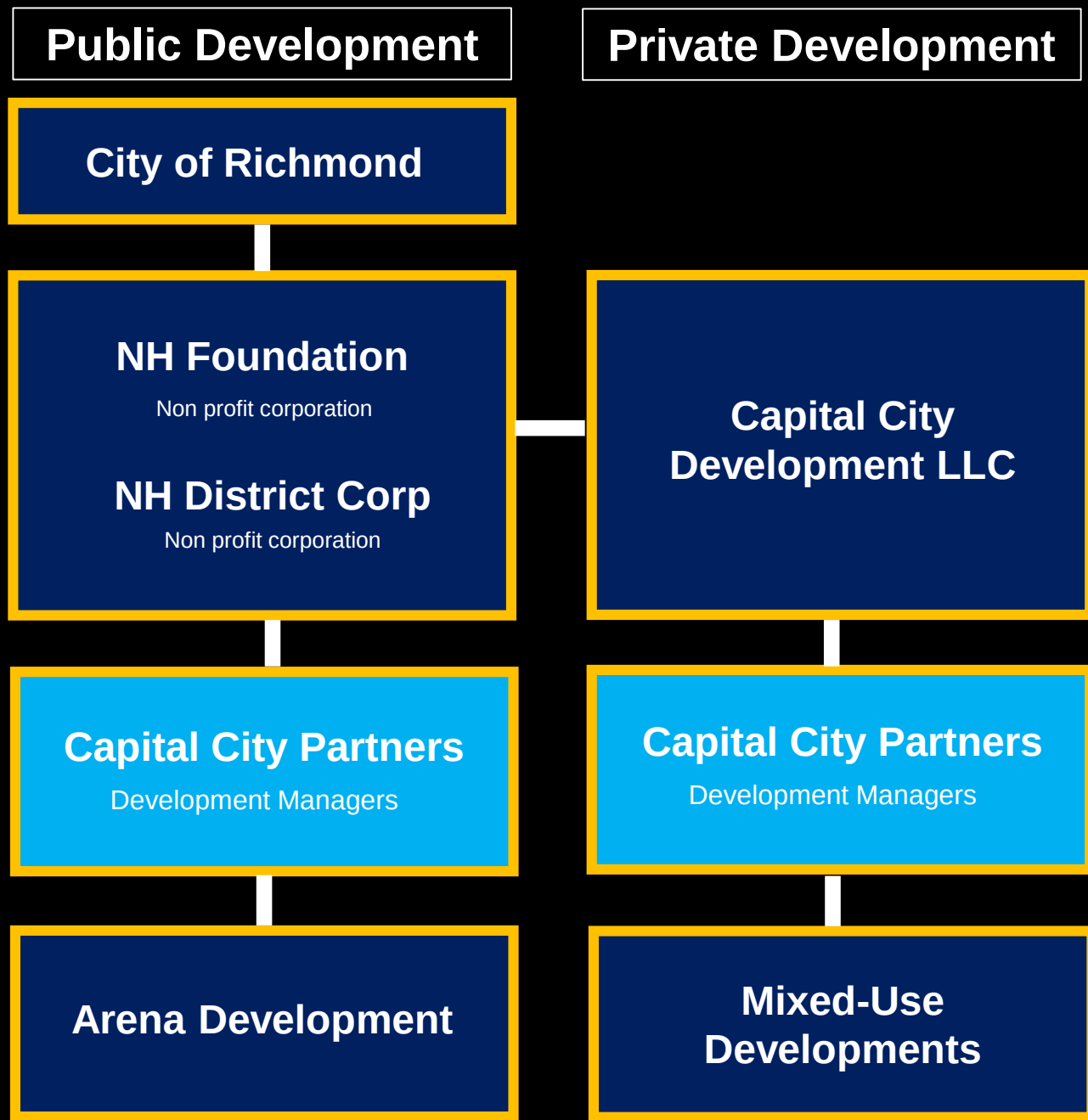






NH Foundation Board

Tom Farrell
Marty Barrington
Melody Barnes
Pamela Royal
Monroe Harris
Bill Goodwin
CT Hill



Development

*Combined Resources of
Concord Eastridge, Inc
& Future Cities, LLC*

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