

MANCHESTER SILOS 2-4 MANCHESTER ROAD

PUBLIC HEARING BEFORE THE
CITY PLANNING COMMISSION

May 17, 2021

WILLIAMS MULLEN





LEGAL DESCRIPTION

All that certain tract or parcel of land, with the improvements thereon and appurtenances thereto, lying and being in the City of Richmond, Virginia, said land being more particularly described as follows:

Beginning at a rod found, said rod being 548.09'± 53.89' from the intersection of the north line of Manchester Road with the east line of Hill Street, thence from said point of beginning, S15°15'17"E 136.20' to the corner of a wall, thence N02°57'31"E 78.71' to the southwest corner of a block building, thence along the line of said building N15°51'11"E 17.24', thence S73°28'37"E 59.82' to the northeast corner of said building, thence N48°22'40"E 13.07' to the northeast corner of a block building, thence along the line of said building S73°27'14"E 17.93', thence departing said building N15°54'30"E 30.39' to a PK rail wall, thence S73°49'02"E 25.81' to a point, thence S73°49'02"E 76.00' to the southeast corner of a meter building, thence N14°31'06"E 39.50' to a PK rail wall, thence S73°50'34"E 107.36' to a PK rail wall, thence S89°14'19"E 228.44' to a rod wall, thence S74°58'52"E 76.99' to a rod wall on the north line of Manchester Road, thence along the north line of Manchester Road N44°02'22"E 106.00' to a rod wall, thence S89°14'19"E 153.10' to a railroad right-of-way, thence S89°33'36"E 107.82' to a rod found, thence N89°25'55"E 243.01' to a rod found, thence N87°58'22"E 99.83' to the point of beginning, said parcel containing 2.162 acres.

The property herein described is the same property as described in First American Title Insurance Company, Commitment Number 0410289 dated June 16, 2004 at 8:00 a.m.

LEGEND

LEGEND
L/P - EDGE OF GRAVEL
M/V - EDGE OF PAVEMENT
M/V - MANHOLE
D - DRAIN INLET
C/O - CLEAN OUT
M/V - MANHOLE
F/H - FIRE HYDRANT
E/M - ELEC. MANHOLE
G/V - GAS VALVE
C/S - COLLUM
B/L - BOLLARD
C/W - CROWNED WYRES
P/P - POWER POLE
C/C - CONCRETE
G/M - GAS METER
P/S - PUD SET
R/S/P/S - RAILROAD SPINE SET
R/F - ROD FOUND
P/S - PK GAS SET
P/B - POINT OF BEGINNING

OWNER:
SOUTHERN STATE COOPERATIVE, INC.
D.B. 220 PG. 483 (DIV. II) & D.B. 250 PG. 1 (DIV. II)
AREA = 2.162 AC.

NOTES

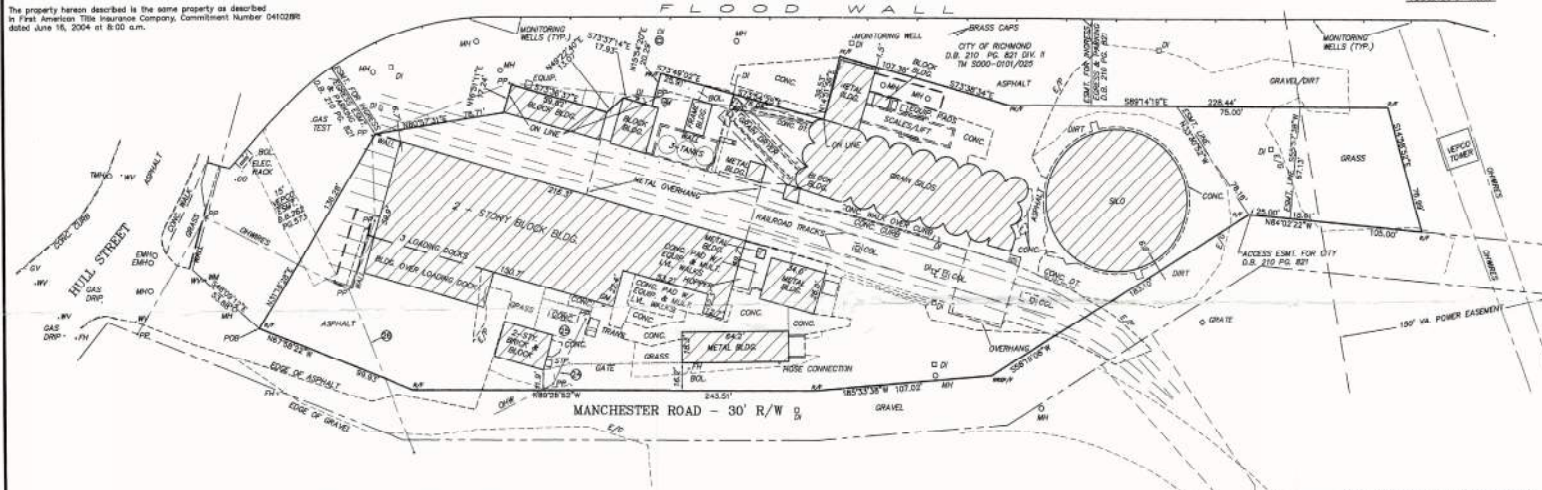
OWNER: SOUTHERN STATES COOPERATIVE, INCORPORATED
D.B. 225 PG. 483, D.B. 250 PG. 1
TAX MAP: 5000-0101/005 & 5000-0101/008
AREA: 2.162 ACRES
ZONING: M-2
MINIMUM BUILDING SETBACKS
FRONT: NO SET BACK
SIDE: NO SETBACK
REAR: NO SETBACK
TITLE REPORT: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 0410289 DATED: JUNE 16, 2004 AT 8:00 A.M.
FLOOD NOTE: THIS PROPERTY IS LOCATED IN ZONE A-23 OF THE
FLOOD INSURANCE RATE MAP, COMMUNITY PANEL
NUMBER 510129 D008 EFFECTIVE DATE JUNE 15, 1979.



HULCHER & ASSOCIATES, INC.
CONSULTING ENGINEERS
500 LAKESIDE AVENUE
RICHMOND, VIRGINIA 23220
(804) 382-7722 • FAX: 382-3895

ALTA ACSM LAND TITLE SURVEY
ON THE PROPERTY OF
SOUTHERN STATES COOPERATIVE, INC.
CITY OF RICHMOND, VIRGINIA

REVISIONS:
DATE: AUG. 18, 2009
UPDATE SET: 18, 2009
UPDATE: 6/24/2004
DESIGNED BY: GAE
DRAWN BY: GAE
CHECKED BY: GAE
SCALE: 1" = 50'
1 OF 1
JN 501068ALTA



ITEMS CORRESPONDING TO SCHEDULE B, SECTION II

- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 1, 1948, RECORDED SEPTEMBER 24, 1951, IN DEED BOOK 168, PAGE 478.
- AGREEMENT BY AND BETWEEN CARROLL SECURITIES COMPANY AND STANDARD PAPER MANUFACTURING COMPANY, DATED JUNE 27, 1956, RECORDED JULY 3, 1956, IN DEED BOOK 225, PAGE 480 (UNABLE TO DETERMINE LOCATION).
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JANUARY 21, 1948, RECORDED FEBRUARY 6, 1949, IN DEED BOOK 98A, PAGE 449 (UNABLE TO DETERMINE LOCATION).
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 1, 1948, RECORDED MARCH 7, 1951, IN DEED BOOK 162, PAGE 405.
- AGREEMENT WITH STANDARD PAPER MANUFACTURING COMPANY, DATED DECEMBER 8, 1916, RECORDED FEBRUARY 23, 1917, IN DEED BOOK 446, PAGE 419 (NOT READABLE).
- AGREEMENT BY AND BETWEEN C. B. STOUT AND WANDA STOUT, HIS WIFE AND STANDARD PAPER MANUFACTURING COMPANY, DATED AUGUST 30, 1931, RECORDED SEPTEMBER 12, 1931, IN DEED BOOK 168, PAGE 294 (NOT LOCATED ON SUBJECT PROPERTY).
- SANITARY SEWER EASEMENT GRANTED TO THE CITY OF RICHMOND, VIRGINIA, RECORDED OCTOBER 28, 1952, IN DEED BOOK 258, PAGE 187.
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 1, 1948, RECORDED SEPTEMBER 24, 1951, IN DEED BOOK 168, PAGE 482 (UNABLE TO DETERMINE LOCATION).
- EASEMENT GRANTED TO VIRGINIA RAILWAY AND POWER COMPANY (NOW VIRGINIA ELECTRIC AND POWER COMPANY), DATED APRIL 25, 1916, RECORDED IN DEED BOOK 44A, PAGE 54 (NOT READABLE).
- CERTAIN RIGHTS AS RETAINED BY COLONIAL PIPELINE COMPANY FOR AN EASEMENT AS DESCRIBED AND CONTAINED IN EASEMENT SUBORDINATION AGREEMENT DATED SEPTEMBER 7, 1988, RECORDED SEPTEMBER 8, 1989, IN DEED BOOK 213, PAGE 483 (NOT LOCATED ON SUBJECT PROPERTY).
- CERTAIN RIGHTS AS RETAINED BY VIRGINIA ELECTRIC AND POWER COMPANY FOR AN EASEMENT AS DESCRIBED AND CONTAINED IN EASEMENT MODIFICATION AGREEMENT DATED SEPTEMBER 14, 1988, RECORDED SEPTEMBER 20, 1989, IN DEED BOOK 214, PAGE 874 (NOT LOCATED ON SUBJECT PROPERTY).
- AUTOMATIC REVERTER AS CONTAINED IN JULY 31 AND BETWEEN COOPERATIVE MILLS, INCORPORATED, A VIRGINIA CORPORATION AND CARROLL SECURITIES COMPANY, A MINNESOTA CORPORATION, DATED JULY 1, 1956, RECORDED IN JULY 3, 1956, IN DEED BOOK 225, PAGE 480 (NOT A SURVEY MATTER).
- RIGHTS OF OTHERS, INCLUDING BUT NOT LIMITED TO, THE STATE AND FEDERAL AUTHORITIES, IN AND TO THE USE, ENJOYMENT AND REGULATION OF THE JAMES RIVER.
- RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE NATURAL FLOW AND USE OF THE WATER OF THE JAMES RIVER.
- TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK OF THE JAMES RIVER.
- U.S. HARBOR LINE AND FLOODWALL ALONG THE NORTHERN PORTION OF INSURED LAND AS SHOWN ON PLATES RECORDED IN PLAT BOOK 7, PAGE 10 AND PLAT BOOK 7, PAGES 94 AND 95.
- AGREEMENT BY AND BETWEEN COOPERATIVE MILLS, INCORPORATED, CHARLES B. STOUT AND WANDA STOUT, HIS WIFE, SOUTHERN RAILWAY COMPANY, AND STANDARD PAPER MANUFACTURING COMPANY, DATED JULY 8, 1906, RECORDED SEPTEMBER 8, 1907, IN DEED BOOK 234, PAGE 446.
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED MARCH 15, 1957, RECORDED APRIL 17, 1957, IN DEED BOOK 231, PAGE 429.
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED MARCH 15, 1957, RECORDED MARCH 28, 1957, IN DEED BOOK 231, PAGE 177.
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED DECEMBER 28, 1953, RECORDED FEBRUARY 18, 1954, IN DEED BOOK 198, PAGE 168.

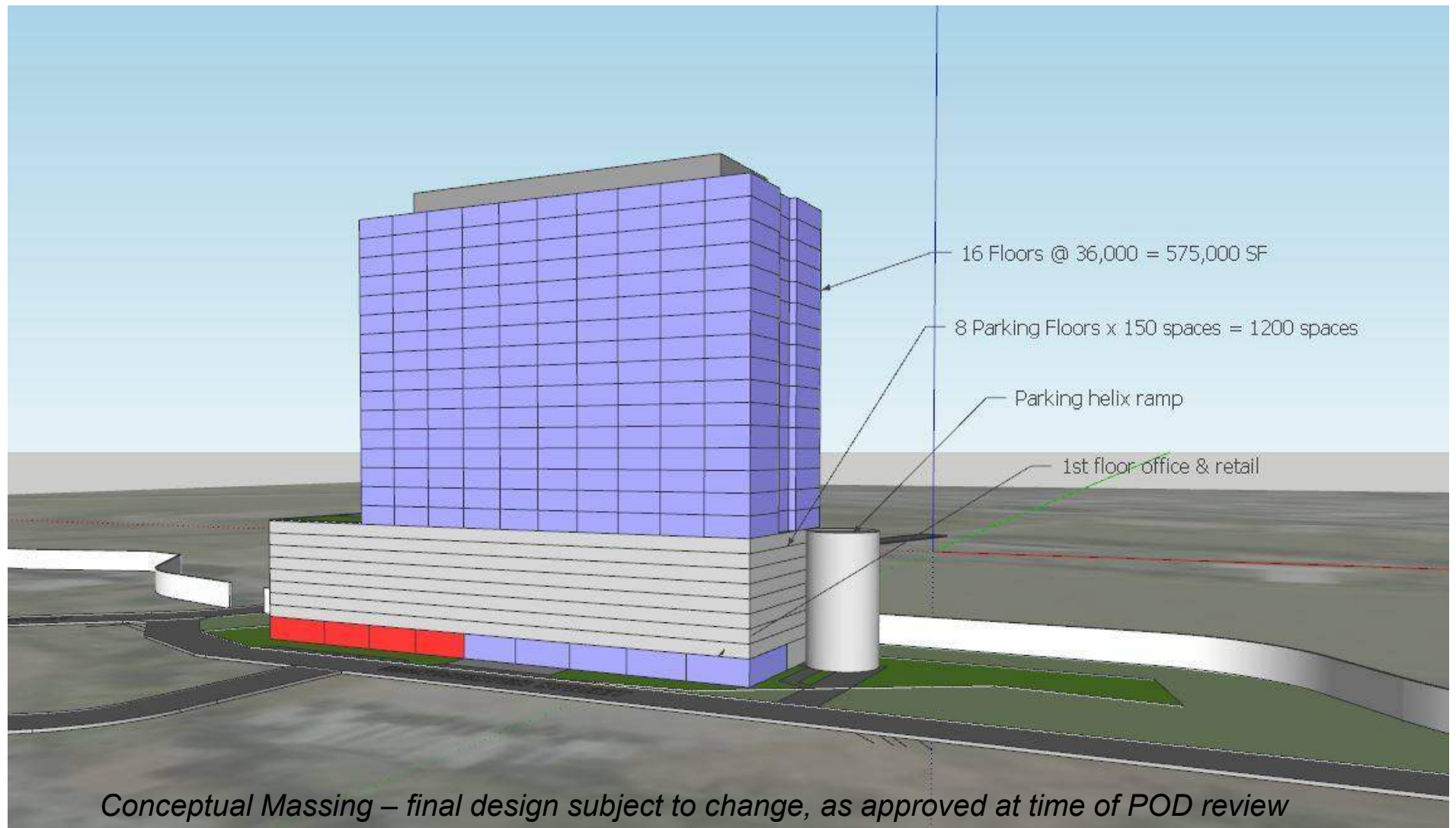
SURVEYOR'S CERTIFICATION

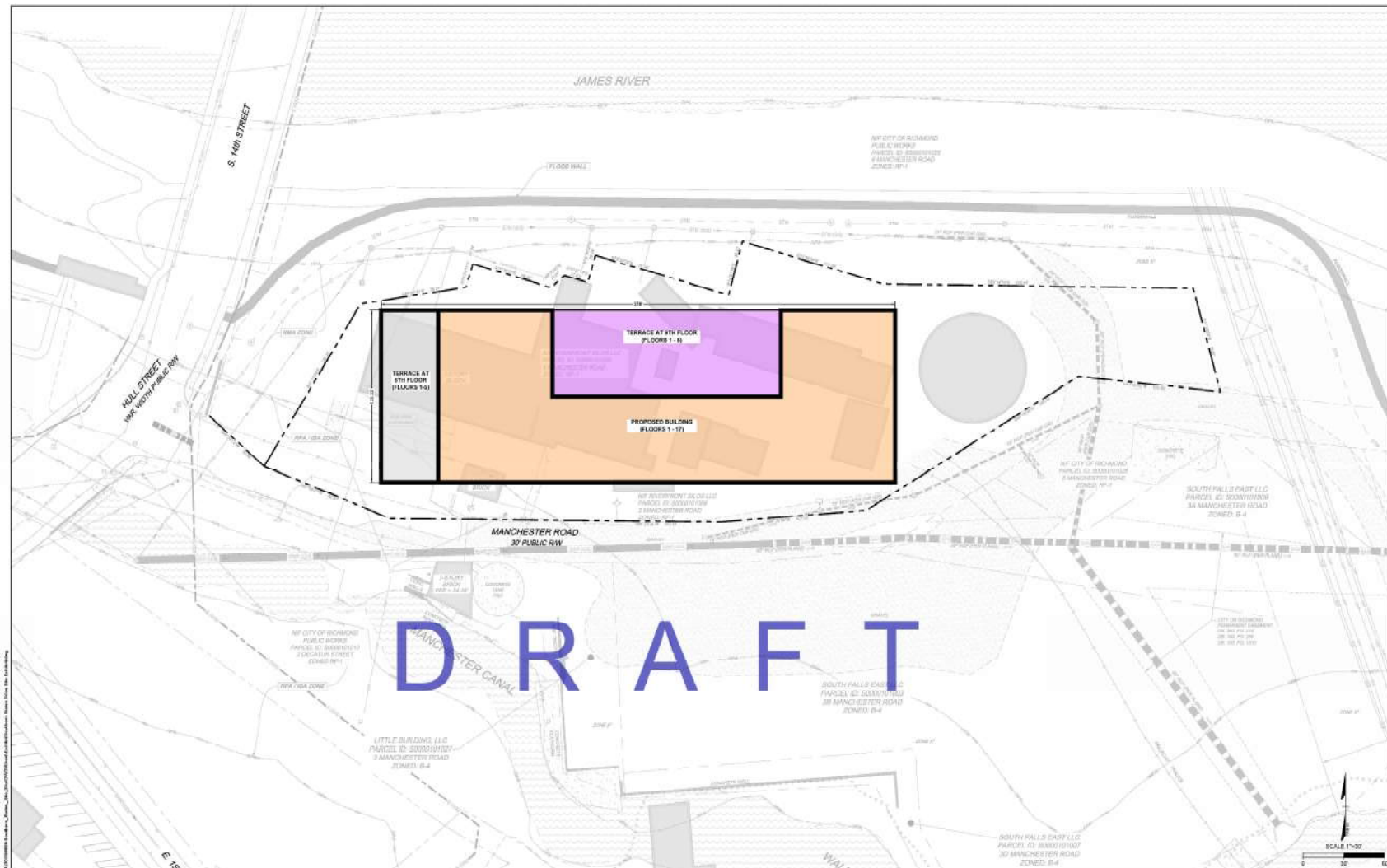
TO:
First Market Bank
First American title ins. corp.
Riverfront Plaza, LLC
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1986, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11(a) (location of utilities per visible, aboveground, on-site observation) of item 6 thereof. Pursuant to the accuracy standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Standards, Definitions, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

David P. Cabrey
DATE: 6-25-04
REGISTRATION NO. 201954



PROPOSED CONCEPT





SOUTHERN STATES SILOS SITE

CONCEPT MAY 2024

Conceptual site plan – final design subject to change, as approved at time of POD review





VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

- Expression of two towers spanning from residential units to ground.
- Simple glass in-fill to span between end masses.
- Screen parking podium with veiled facade. (translucent panels, perforated metal, etc.)



PRECEDENT IMAGERY

HOURIGAN | **Kahler Slater**

Conceptual Massing – final design subject to change, as approved at time of POD review



Conceptual Massing – final design subject to change, as approved at time of POD review



Kahler Slater

Conceptual Elevation – final design subject to change, as approved at time of POD review

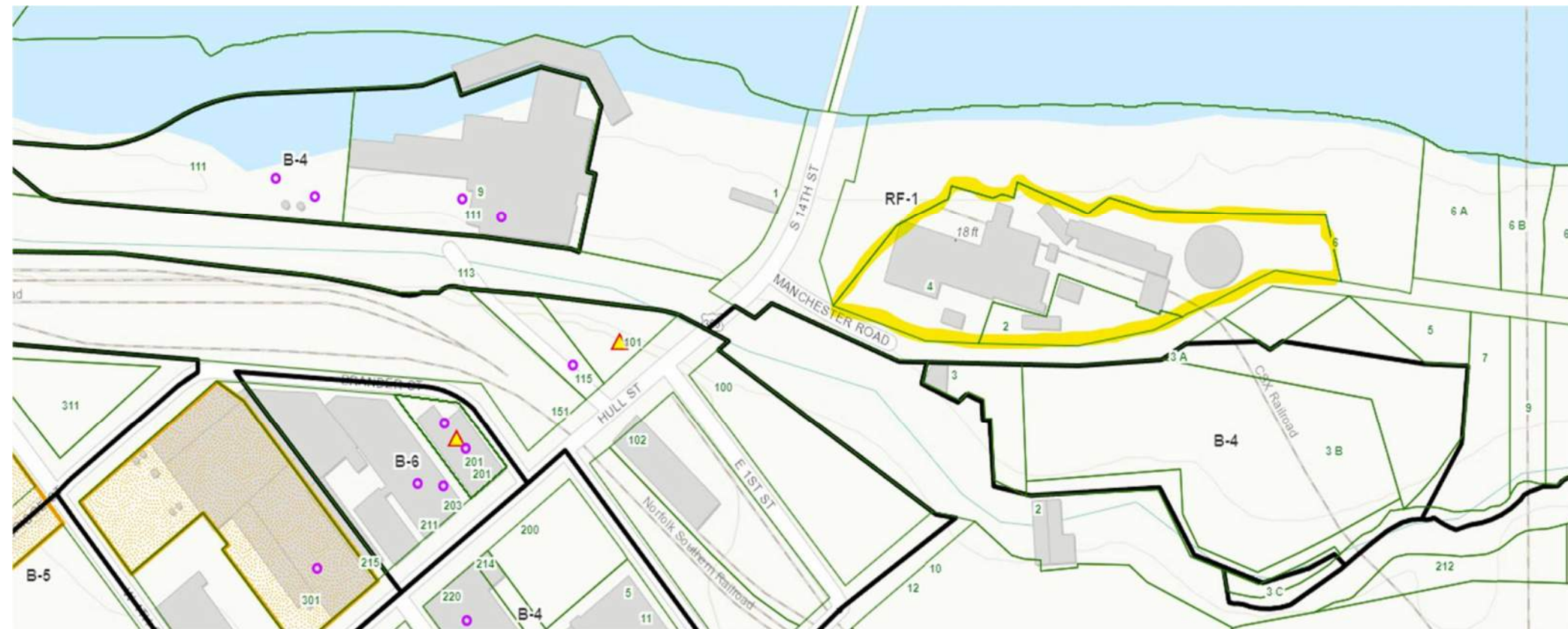


Conceptual Elevation – final design subject to change, as approved at time of POD review



CURRENT ZONING & CONFORMANCE WITH MASTER PLAN

CITY ZONING MAP – CLASSIFICATION AS RF-1



DESTINATION MIXED-USE

Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

Development Style: Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are

discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

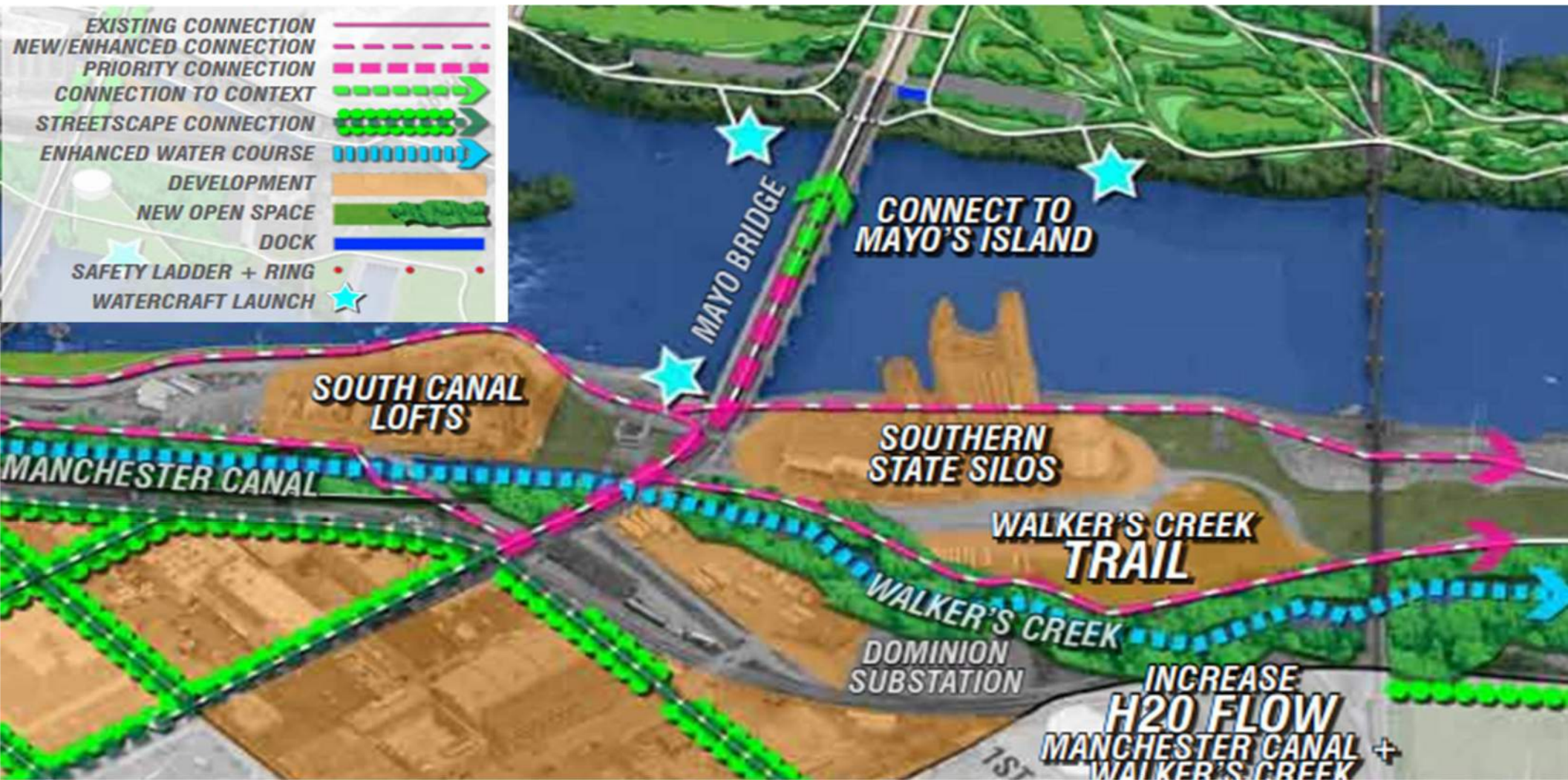
Secondary Uses: Institutional and government.



Destination Mixed-Use Diagram

Higher-density, transit-oriented development encouraged on vacant or underutilized sites. Future development is urban in form and may be of larger scale than existing context.

RIVERFRONT MASTER PLAN – FUTURE LAND USE MAP



RIVERFRONT PLAN



“The Plan anticipates incremental redevelopment of under-utilized parcels and ***languishing former industrial sites***. Development strategies should favor mixed use, with an ***emphasis on street level retail*** where appropriate. The fundamental emphasis of redevelopment along the Riverfront is to intensify pedestrian activist at street level through ***infill development with sufficient density to be an attractor and destination of activity***. Greater density reinforces urban character, provides for an increase in pedestrian activity, resulting a safer and more vibrant city.”

PROFFERED CONDITIONS

VOLUNTARY PROFFERS BY APPLICANT



> **POD Design Criteria**

- Hold the Corner
- Entrances face the street
- Transparency
- Façade articulation
- Screened parking/services

> **Off-Site Transportation Improvements**

- Intersection of Hull St. & Manchester Rd. (ONLY if deemed warranted by DPW)
- Decatur Rd. Extension for 2nd Point of Access
 - Silos to obtain ROW dedication
 - Silos to build road
 - Silos to design/build bridge
 - ALL to DPW design/specifications
- ALL are the Owner's responsibility prior to C/O

QUESTIONS



Joe Marchetti
Hourigan

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Tim Davey
Timmons Group

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Preston Lloyd
Williams Mullen

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Please note: This presentation contains general, condensed summaries of actual legal matters, statutes and opinions for information purposes. It is not meant to be and should not be construed as legal advice. Individuals with particular needs on specific issues should retain the services of competent counsel.