

INTRODUCED: May 10, 2021

AN ORDINANCE No. 2021-136

To authorize the special use of the properties known as 3700 Monument Avenue and 1301 A North Hamilton Street for the purpose of a multifamily dwelling containing up to 263 dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 14 2021 AT 6 P.M.

WHEREAS, the owner of the properties known as 3700 Monument Avenue and 1301 A North Hamilton Street, which are situated in a R-73 Multifamily Residential District, desires to use such properties for the purpose of a multifamily dwelling containing up to 263 dwelling units, which use, among other things, is not currently allowed by sections 30-420.5(1), concerning front yards, 30-420.5(2), concerning side and rear yards, 30-420.6(1), concerning floor area ratio, and 30-420.6(2), concerning usable open space ratio, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 14 2021 REJECTED: _____ STRICKEN: _____

set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the 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 (2020), 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, the properties known as 3700 Monument Avenue and 1301 A North Hamilton Street and identified as Tax Parcel Nos. W000-1663/002 and W000-1663/010, respectively, in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Topographic Survey of Two Parcels Lying Along Hamilton Street,” prepared by Timmons Group, and dated October 30, 2020, 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 a multifamily dwelling containing up to 263 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “3700 Monument Avenue, Far West District - City of Richmond - Virginia,” prepared by Timmons Group, dated November 28, 2020, and last revised March 25, 2021, and “Silverhills at Monument Ave., Richmond, Virginia,” prepared by Dimitarchitects, and dated January 29, 2021, hereinafter referred to, collectively, as “the Plans,” copies of which are 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 Special Use of the Property shall be as a multifamily dwelling containing up to 263 dwelling units, substantially as shown on the Plans. Amenity space shall also be provided on the Property.

(b) No fewer than 385 off-street parking spaces shall be provided on the Property, substantially as shown on the Plans. Up to 100 of the off-street parking spaces may be used as shared parking spaces for non-dwelling uses located off-site from the Property, provided that such non-dwelling uses are not routinely open, used, or operated after 6:00 p.m. or before 8:00 a.m. on any day.

(c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(d) The height of the Special Use shall not exceed the height as shown on the Plans.

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

(f) Storage for a minimum of 65 resident bicycles and 11 visitor bicycles shall be provided on the Property.

§ 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 (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of a new sidewalk and ramps, and 14 street trees, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way 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, (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 (2020), 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 (2020), 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 (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

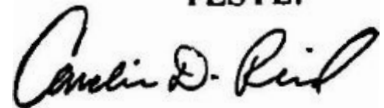
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Camelin D. Reed".

City Clerk

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2021.583

O & R Request

DATE: April 12, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)



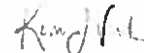
THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer



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



FROM: Kevin J. Vonck, Acting Director, Department of Planning and
Development Review



RE: To authorize the special use of the properties known as 3700 Monument Avenue and 1301A
North Hamilton Street for the purpose of a multi-family building containing up to 263 units,
upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the properties known as 3700 Monument Avenue and 1301A
North Hamilton Street for the purpose of a multi-family building containing up to 263 units, upon certain
terms and conditions.

REASON: The applicant is requesting a Special Use Permit for the purpose of multi-family use within an
R-73 Multi-Family Residential Zoning District. Such a use is a permitted use in this district, however, the
proposed building would not meet certain feature requirements, including setbacks and floor area ratio. 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 June 7, 2021, meeting.

BACKGROUND: 1301A North Hamilton Street is currently improved with a 26,448 sq. ft. commercial building, constructed in 1981, situated on a 54,886 sq. ft. (1.26 acre) parcel of land. 3700 Monument Avenue is currently a surface parking lot situated on a 46,778 sq. ft. (1.2 acre) parcel of land. Both properties are located in the Sauer's Gardens neighborhood, bound by I-195, Monument Avenue, and North Hamilton Street.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Corridor Mixed-Use which are uses "found along major commercial corridors and envisioned to provide for medium- to medium high-density pedestrian- and transit-oriented development."

Building sizes, "...density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue introduce a gridded street pattern to increase connectivity." 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. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be of alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged. Buildings generally ranging from two to ten stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.
Secondary Uses: Single-family houses, institutional, and government.

The density of the proposed development is approximately 105 units per acre.

The current zoning for this property is R-73 Multi-Family Residential Zoning District. Adjacent properties are located within the R-53 Multi-Family and RO-2 Residential Office Districts.

FISCAL IMPACT / COST: The Department of 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 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 10, 2021

CITY COUNCIL PUBLIC HEARING DATE: June 24, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
June 7, 2021

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



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.richmond.gov>

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

Property Address: 3700 Monument Avenue, 1301 A North Hamilton Street Date: _____

Tax Map #: W0001663002 / W0001663010 Fee: \$2,400

Total area of affected site in acres: 2.334 Acres

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-73 Multifamily Residential District

Existing Use: Surface parking area / Vacant office building

Proposed Use

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

Construct multifamily dwelling including 258 dwelling units and accessory uses and parking

Existing Use: Surface parking area / Vacant office building

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: Case No. 61-1971, Case No. 87-1954, Case No. 05-1953
Ordinance No. 2020-029

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Foreign Mission Board of the Southern Baptist Convention

If Business Entity, name and title of authorized signee: Price Jett - VP Finance

(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: 3806 Monument Ave

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 219-1275 Fax: ()

Email: _____

DocuSigned by:

Price Jett

Property Owner Signature: _____

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)

APPLICANT'S REPORT

*December 2, 2020,
Revised February 2, 2021*

*Special Use Permit Request
3700 Monument Avenue and 1301A N Hamilton Avenue, Richmond, Virginia
Map Reference Numbers: W-000-1663/002 and W-000-1663/010*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Silver Hills Development 72 Wychwood Drive Moreland Hills, OH 44022
Prepared by:	Baker Development Resources 1519 Summit Ave., Suite 102 Richmond, VA 23230

Introduction

The applicant is requesting a special use permit (the "SUP") for the properties known as 3700 Monument Avenue and 1301A N. Hamilton Street (the "Property"). The SUP would permit the development of a 263-unit multifamily residential development along with accessory uses and structured parking.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the north side of Monument Avenue between N. Hamilton Street to the west and Interstate 195 to the east. The Property is referenced by the City Assessor as tax parcels W-000-1663/002 and W-000-1663/010. The irregularly shaped Property is roughly 192.99 feet in width and 593.2 feet in depth and contains 2.41 acres (105,041 square feet) of lot area. The Property is improved with a surface parking lot and an office building. The existing building was built in 1981 and contains approximately 17,600 square feet of floor area on three floors.



The other properties in the immediate area are improved with a mixture of uses. To the south across Monument Avenue lies a large multi-family dwelling complex consisting of approximately 192 townhouse-style dwelling units. Immediately north and west of the Property lie a mix of commercial, institutional, and office uses along with surface parking areas. To the southwest are a number of properties that are improved with single-family dwellings and a large multi-family

dwelling complex consisting of approximately 88 dwelling units. To the east, the property abuts the Interstate-195 expressway corridor.

EXISTING ZONING

The Property is currently zoned R-73 Multifamily Residential, which permits multifamily dwellings subject to certain feature requirements. The land to the west, southwest, north, and east is zoned RO-2 Residential-Office, which permits a mix of uses including office and multi-family dwellings. Land to the south, across Monument Avenue, is zoned R-53 Multifamily Residential which permits a range of residential uses including multi-family dwellings.



MASTER PLAN DESIGNATION

The Richmond 300 plan recommends "Corridor Mixed-Use" for the Property. The proposed multifamily residential development is consistent with this designation in use as multi-family dwellings are listed as a primary use within that classification. The proposed building and site design are compatible with the plan's stated goal of providing for "medium to medium-high density pedestrian- and transit-oriented development." Also consistent with this request, the Richmond 300 Plan suggests that buildings should be two to 10 floors in height depending on the context and should address the street. Furthermore, within the Inclusive Housing chapter, Objective 14.5 is met by this proposal, which encourages more diverse housing types throughout the City and added density within ¼ mile of public transportation routes.

The Property is also within the area encompassed by the 2017 Pulse Corridor Plan. This plan describes the intersection of N. Hamilton Street and W. Broad Street, one block north of the Property, as a "significant node". This is further described as a "key intersection" where "land uses around the node currently generate significant activity or have the potential to develop into land uses that create vibrant centers." The Property itself is described as "Transitional" by the Pulse Corridor Plan, indicating the area should "provide a gradual transition between intense commercial uses and primarily single-family residential uses." The proposed use responds to the guidance concerning the generation of significant activity as it would increase the potential for pedestrian interaction within this node and support a more vibrant future center. It also consistent with the recommendation for an appropriate transition from more intense commercial uses to the north.

Proposal

PURPOSE OF REQUEST

The SUP would authorize the construction of a high quality, market-rate, multifamily residential development, including 263 dwelling units along with accessory uses and parking. The current R-73 zoning permits the multi-family dwelling use at the proposed density. However, the R-73 district feature requirements, coupled with the irregular and narrow nature of the site, challenge the efficient use of the Property and result in a building form that is inconsistent with the guidance of the Richmond 300 plan. The R-73 rear yard requirement along Interstate I-195 restricts the usable width of the Property such that the design of courtyard amenity spaces and the parking deck would be compromised. The R-73 setback requirement along Monument Avenue, as well as the Floor Area Ratio and Usable Open Space Requirements, would suggest a more suburban site layout, which would be inconsistent with the Richmond 300 recommendation. The Richmond 300 Plan calls for addressing the street by bringing the building out toward the sidewalk and providing appropriate fenestration to create a safe and comfortable pedestrian environment within the public realm. In this case, the SUP provides a means of tailoring the above referenced feature requirements in order to allow an efficient use of the Property while achieving compliance with the recommendations of the Richmond 300 plan and a better project overall.

PROJECT DETAILS

The proposal consists of a high-quality multifamily residential development and associated amenities, accessory uses, and structured parking. The site layout generally consists of two buildings with central courtyard amenity spaces that flank a central garage structure. The proposed complex would contain a total of 263 dwelling units and would be five stories in height.

Building and Site Design

The existing R-73 zoning would permit building heights of up to 150 feet for the property and comparable density to the proposed. However, by virtue of its floor area ratio and setbacks the R-73 District would not promote a walkable urban development. The proposed development is instead designed with building scale, detail and siting that are reflective of the recommendations of the Richmond 300 and Pulse Corridor Plans, much of which is not guaranteed or, in some instances, not permitted by the R-73 regulations. This includes:

- (1) building massing and siting that is responsive to the context and human-scaled;

- (2) building façade articulation that varies the street wall plane, colors, and materials to increase visual interest;
- (3) building façade fenestration that allows for adequate distribution of windows and architectural features in order to create visual appeal
- (4) an absence of blank walls at ground level,
- (5) entrances that face the street – both the main entrance and those from ground floor residences fostering pedestrian activity.
- (6) durable building materials that create a lasting addition to the built environment,
- (7) appropriate screening where necessary.

The development would address the existing street network with sidewalks, regular tree plantings, and minimal setbacks. Narrow yards along N. Hamilton Street and Monument Avenue would be landscaped to enhance the public frontage and the pedestrian experience. The building's Hamilton and Monument facades would be street-oriented with main entrances and windows engaging the sidewalk/frontage. Ground floor units on both Monument Avenue and Hamilton would have exterior doors and large windows. A lobby and clubhouse area would be accessed by a main entry from the street on Hamilton Street. These elements serve to provide interest and activity along the frontage, thus providing a more walkable environment.

Dwelling Units

The 263 dwelling units would be comprised of 236 one-bedroom units and 27 two-bedroom units as outlined in the below matrix. One-bedroom units would range in size from 588 to 939 square feet in floor area and two-bedroom units would range between 1,020 and 1,066 square feet.

Unit		Floor Area	Number of Units					Total	Total per Unit Type
Unit Type	Designation		1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor		
1 Bed	1.0	588	5	7	7	7	7	33	
1 Bed	1.1	633	29	32	32	32	32	157	
1 Bed	1.2	674	6	6	6	6	6	30	
1 Bed	1.5	939	4	3	3	3	3	16	
1 Bed	1.6	909	0	0	0	0	0	0	236
2 Bed	2.1	1020	0	1	1	1	1	4	
2 Bed	2.4	1066	3	5	5	5	5	23	27
								263	263

The dwelling units would be desirable in the market with modern, efficient and very livable layouts. The proposed layouts would provide for large open living areas and ample windows to allow for light and air. Kitchens are integrated into the living area as a part of the open design and are typically arranged with islands to allow for an eating area or additional working surface. Circulation in the units is handled within the living areas and the absence of hallways maximizes the usable floor area. The sense of space is extended further with the provision of exterior balconies for a majority of the units. Bedrooms are large and are typically configured with en suite baths and walk-in closets. Each unit would be equipped with a washer and dryer for the convenience of the occupants.

Amenities/courtyards

Two courtyard spaces are proposed as outdoor amenity spaces for the residents. The courtyards would be located within both the northern and southern building which would wrap around them. Care was taken in the design of these spaces in order to ensure adequate daytime sun and a feeling of openness. Courtyard building elevations would receive the same treatment as exterior elevations in order to increase visual interest in those spaces. The northern courtyard would be open to the east in order to overcome the narrowing effects of a tapering site. Both courtyards would be improved with mix of hardscaping and landscaping and a swimming pool would be located within the southern courtyard. A breezeway on the N. Hamilton side of the building, which opens to the northern courtyard, would provide a covered area for recreation. A club house, fitness center, and workspace and business resource areas would also be provided within the building. Eleven short term and 65 long term bicycle parking spaces would be provided consistent with typical zoning requirements along with a bicycle repair station.

Parking

The current R-73 zoning requirements would require a minimum of 336 parking spaces for the proposed number of dwelling units. If the Property were zoned consistent with the recommendations of the Richmond 300 and Pulse Corridor Plans the proposed development would require no more than 263 parking spaces. The applicant proposes 390 parking spaces within the proposed parking garage, exceeding both those scenarios. The proposed parking is contrasted with the required parking as well as the parking suggested by current plan guidance as demonstrated below:

Required Parking (R-73 Zoning)	
1.25 spaces per 1-bedroom unit x 236 units	295 Spaces
1.5 spaces per 2 or 3-bedroom unit x 27 units	40.5 Spaces
Total Spaces Required	335.5 (336) Spaces
Potential Required Parking (if Zoned Per Plan Guidance)	
<i>TOD-1 Transit-Oriented Nodal District</i>	
1 space per 2 dwelling units over 16 units	123.5 (124) Spaces
<i>B-6 or B-7 Mixed-Use Business Districts</i>	
1 space per dwelling unit	263 spaces
Proposed Parking (Special Use Permit)	
approximately 1.48 spaces per unit	390 Spaces

As would typically be permitted in any mixed-use zoning classification, flexibility is requested in the use of up to 100 of the proposed off-street parking spaces as shared parking spaces for non-dwelling uses located off the site. The shared spaces would be provided for any non-dwelling use during normal business hours on any day. The shared spaces would otherwise be available for the evening use of the dwellings on site. This would allow for the efficient daytime use of the garage while ensuring the availability of the entire garage at times of peak residential parking demand.

The parking garage has been designed with a mid-block location that allows for its point of access to be aligned with West Grace Street. This represents a reduction in the potential for vehicular conflict in comparison to the three existing access points, none of which align with Grace Street. The garage necessarily has frontage on N. Hamilton Street due to the required area needed to accommodate its design and the inherently narrow nature of the site. Any impacts are mitigated as the garage is screened at the ground floor, but for its entrance, with accessory uses and a building façade that includes human-scale fenestration. This will provide a continuous, engaging street environment for pedestrians along N. Hamilton Avenue.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are consistent with what could be built by right under the R-73 regulations. As such, this request would not increase the permitted density. This request would allow for development of the Property in a manner that is both of quality as well as consistent with the recommendation of master plan guidance. The redevelopment of this underutilized Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The SUP will not result in significant traffic impacts to nearby residential neighborhoods. The property is uniquely situated with direct access to Hamilton Street, which is functionally classified as a Major Collector, and indirect access to Monument Avenue, which is classified as a Minor Arterial Roadway. These roadways have sufficient capacity to handle any increase in traffic that would accompany the proposed development. In addition, access to these roadways does not occur through the nearby neighborhoods as they generally follow neighborhood boundaries in this area, rather than bisecting them. As a result, there is no impact to nearby neighborhoods. The proposal would reduce the number of access points on Hamilton Street from three to one and would respect the grid by aligning that single access point with the eastern terminus of Grace Street at Hamilton Street. This is an improvement over the existing access configuration and would significantly reduce the potential for vehicular conflict in comparison to the existing design. Ample parking, exceeding that required by normal zoning would be provided on the site.

- ***Create hazards from fire, panic or other dangers.***

The SUP will not create hazard from fire, panic or other dangers. The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUP will not tend to over crowd the land or create an undue concentration of population. The proposed density does not exceed that which could be established by right under R-73 regulations.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The SUP would not interfere with adequate light and air. The light and air available to the subject and adjacent properties will not be affected. The proposed development would occupy an entire block and would be separated from nearby properties by significant public rights-of-way. The buildings on the site were designed with open courtyards in order to ensure adequate light and air is afforded to proposed dwelling units.

Summary

In summary, the applicant is enthusiastically seeking approval for the construction of a high quality, market-rate, multifamily residential development, including 263 dwelling units along with accessory uses and parking. This request would not authorize any greater density than that which could be established by right through the development of a multi-family dwelling under the R-73 regulations. In this case, the SUP provides a means of tailoring certain feature requirements in order to allow an efficient use of the Property while achieving compliance with the recommendations of the Richmond 300 plan and a better project overall.

In exchange for the SUP, the quality assurances conditioned through the SUP would guarantee the construction of a high-quality multi-family development project that is of a higher quality than what might otherwise be developed by-right. The SUP is consistent with current planning guidance applicable to the Property. It represents an ideal, appropriately scaled development for this location. The development would address the street by bringing the building out toward the sidewalk and providing appropriate fenestration to create a safe and comfortable pedestrian environment. By permitting the proposed development, the SUP would allow for the creation of new and desirable dwelling units within the City while addressing additional objectives found in current planning guidance. As a result, this request is more about maximizing the quality of the proposed development and meeting the objectives of the Richmond 300 plan than it is about authorizing the number of multi-family dwelling unit that are proposed, which could be built by right.

3700 MONUMENT AVENUE

3700 MONUMENT AVENUE
RICHMOND, VIRGINIA



VICINITY MAP
SCALE: 1" = 2000'

SPECIAL USE PERMIT SUBMITTAL

FIRST SUBMITTAL DATE: NOVEMBER 18, 2020

OWNER/DEVELOPER
SILVER HILLS DEVELOPMENT
72 Wychwood Dr.
Moreland Hills, OH 44022
CONTACT: Seth Mendelsohn
TELEPHONE: 312.502.8222
EMAIL: sm.silverhills@gmail.com

ARCHITECT
DMIT ARCHITECTS
1414 Detroit Ave., #308
Lakewood, OH 44107
CONTACT: Matthew Sommer
TELEPHONE: 216.221.9021 (x224)
EMAIL: msommer@dmitsarchitects.com

ENGINEER
TIMMONS GROUP
1001 Boulders Pkwy., Suite 300
Richmond, VA 23225
CONTACT: Amelle Wehuni, PE
TELEPHONE: 804.200.6544
EMAIL: amelle.wehuni@timmons.com

LANDSCAPE ARCHITECT
TIMMONS GROUP
608 Preston Ave., Suite 200
Charlottesville, VA 22903
CONTACT: Frank Hancock, PLA
TELEPHONE: 434.327.1686
EMAIL: frank.hancock@timmons.com

REVISIONS		
TAG	DATE	COMMENTS
1	01/23/2021	2nd SUP SUBMITTAL - REVISED PER CITY COMMENTS
2	02/02/2021	3rd SUP SUBMITTAL - REVISED PER CITY COMMENTS

SUP SUBMITTAL
NOT FOR
CONSTRUCTION

PLAN DATE: 03/25/2021

PROJECT SUMMARY

ADDRESS: 3700 MONUMENT AVENUE, 3700 MONUMENT AVENUE
PROJECT NO.: 2020-01-0000-0000-0000-0000-0000
OWNER: SILVER HILLS DEVELOPMENT, SILVER HILLS DEVELOPMENT
DESIGNER: TIMMONS GROUP, TIMMONS GROUP
ENGINEER: AMELLE WEHUNI, AMELLE WEHUNI
LANDSCAPE ARCHITECT: FRANK HANCOCK, FRANK HANCOCK
DATE: 03/25/2021
SCALE: 1" = 2000'

3700 MONUMENT AVENUE - TRIP GENERATION ANALYSIS

Activity	Area	Category	Rate	Trips
Office	10,000 sq ft	Office	0.15	1,500
Retail	5,000 sq ft	Retail	0.25	1,250
Residential	100 Units	Residential	0.40	40,000
Public	10,000 sq ft	Public	0.10	1,000
Other	5,000 sq ft	Other	0.10	500
Total				44,250

SHEET LIST TABLE

NO.	DESCRIPTION
1	COVER
2	CONDITIONS PLAN
3	LANDSCAPE PLAN
4	TRIP GENERATION PLAN
5	TRIP GENERATION PLAN
6	TRIP GENERATION PLAN
7	TRIP GENERATION PLAN
8	TRIP GENERATION PLAN
9	TRIP GENERATION PLAN
10	TRIP GENERATION PLAN
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48	TRIP GENERATION PLAN
49	TRIP GENERATION PLAN
50	TRIP GENERATION PLAN

TIMMONS GROUP

3700 MONUMENT AVENUE
FAR WEST DISTRICT - CITY OF RICHMOND - VIRGINIA

COVER

DATE: 03/25/2021

SCALE: 1" = 2000'

NO. 46889

CO. 00

ASB. BEVELS ABBREVIATIONS

- 1. ASB. BEVELS ABBREVIATIONS
- 2. ASB. BEVELS ABBREVIATIONS
- 3. ASB. BEVELS ABBREVIATIONS
- 4. ASB. BEVELS ABBREVIATIONS
- 5. ASB. BEVELS ABBREVIATIONS
- 6. ASB. BEVELS ABBREVIATIONS
- 7. ASB. BEVELS ABBREVIATIONS
- 8. ASB. BEVELS ABBREVIATIONS
- 9. ASB. BEVELS ABBREVIATIONS
- 10. ASB. BEVELS ABBREVIATIONS

STREET BEVELS ABBREVIATIONS

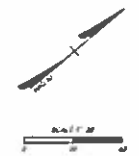
- 1. STREET BEVELS ABBREVIATIONS
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- 3. STREET BEVELS ABBREVIATIONS
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- 8. STREET BEVELS ABBREVIATIONS
- 9. STREET BEVELS ABBREVIATIONS
- 10. STREET BEVELS ABBREVIATIONS

EXISTING CONDITIONS LEGEND

LEGEND	SYMBOL
EXISTING BUILDING	[Hatched Box]
EXISTING CONCRETE	[Solid Grey Box]
EXISTING DRIVEWAY	[Dashed Line]

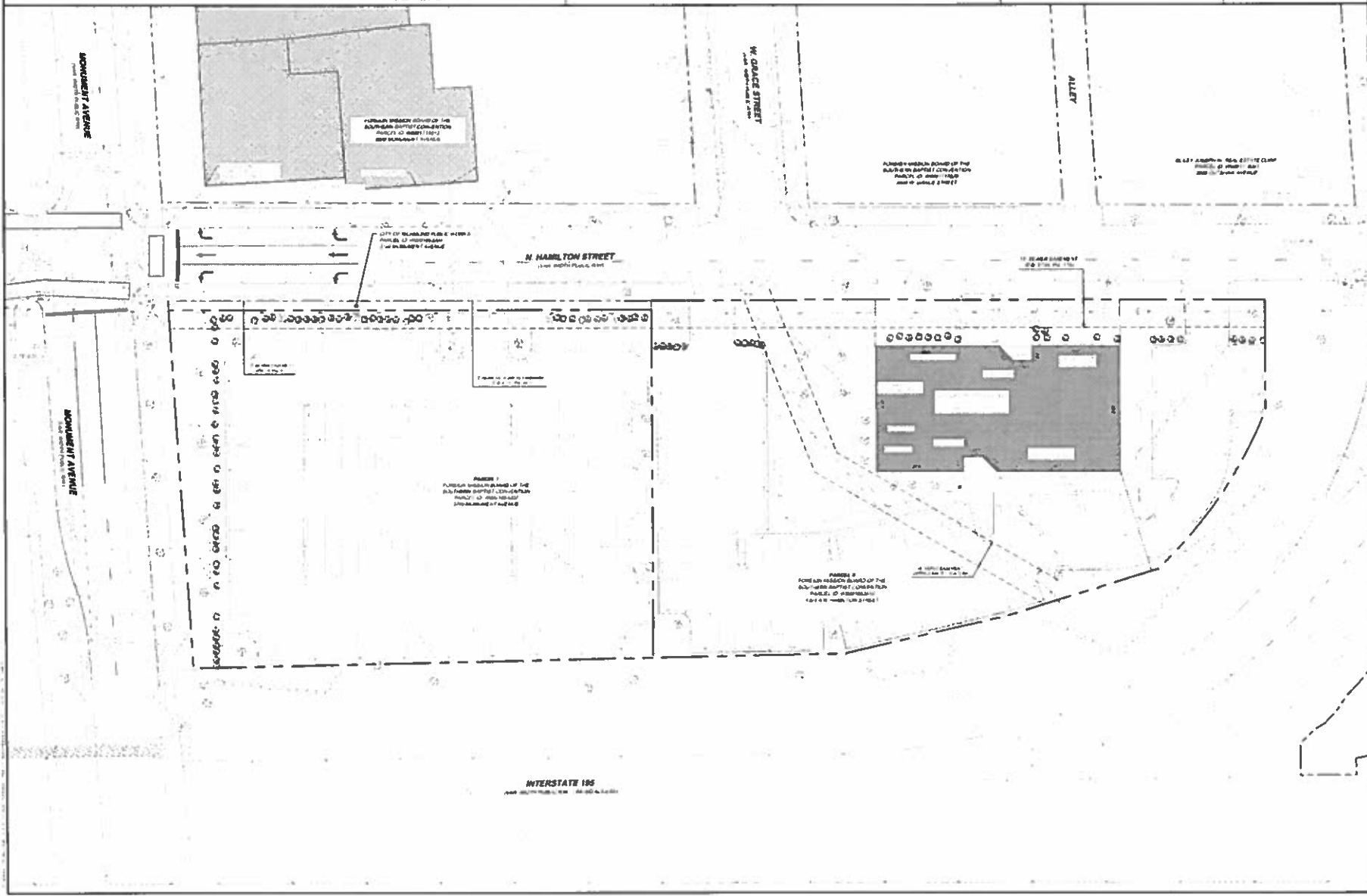
PROJECT NOTES

- 1. THIS FOUNDATION SURVEY WAS COMPLETED UNDER THE SUPERVISION OF AN ENGINEER AND IS SUBJECT TO THE LOCAL AND STATE REGULATIONS.
- 2. THE FOUNDATION SURVEY WAS COMPLETED UNDER THE SUPERVISION OF AN ENGINEER AND IS SUBJECT TO THE LOCAL AND STATE REGULATIONS.
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- 5. THE FOUNDATION SURVEY WAS COMPLETED UNDER THE SUPERVISION OF AN ENGINEER AND IS SUBJECT TO THE LOCAL AND STATE REGULATIONS.



**SUP SUBMITTAL
NOT FOR
CONSTRUCTION**

PLAN DATE: 03/25/2021



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YOUR TRADES SHOULD VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING CONDITIONS SHOWN ON THIS PLAN.

DATE: 03/25/2021
 DRAWN BY: C. TIMMONS
 CHECKED BY: A. TIMMONS
 SCALE: 1" = 20'

TIMMONS GROUP

3700 MONUMENT AVENUE
 FORT WORTH DISTRICT, CITY OF FORT WORTH, TEXAS

EXISTING CONDITIONS PLAN

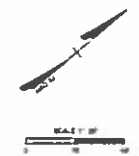
JOB NO. 46889
 SHEET NO. C1 00

DEMOLITION LEGEND

	CONCRETE STRUCTURES		UTILITY LINES
	MASONRY STRUCTURES		WATER LINES
	STEEL STRUCTURES		GAS LINES
	BRICK STRUCTURES		SEWER LINES
	OTHER STRUCTURES		STORM SEWER LINES

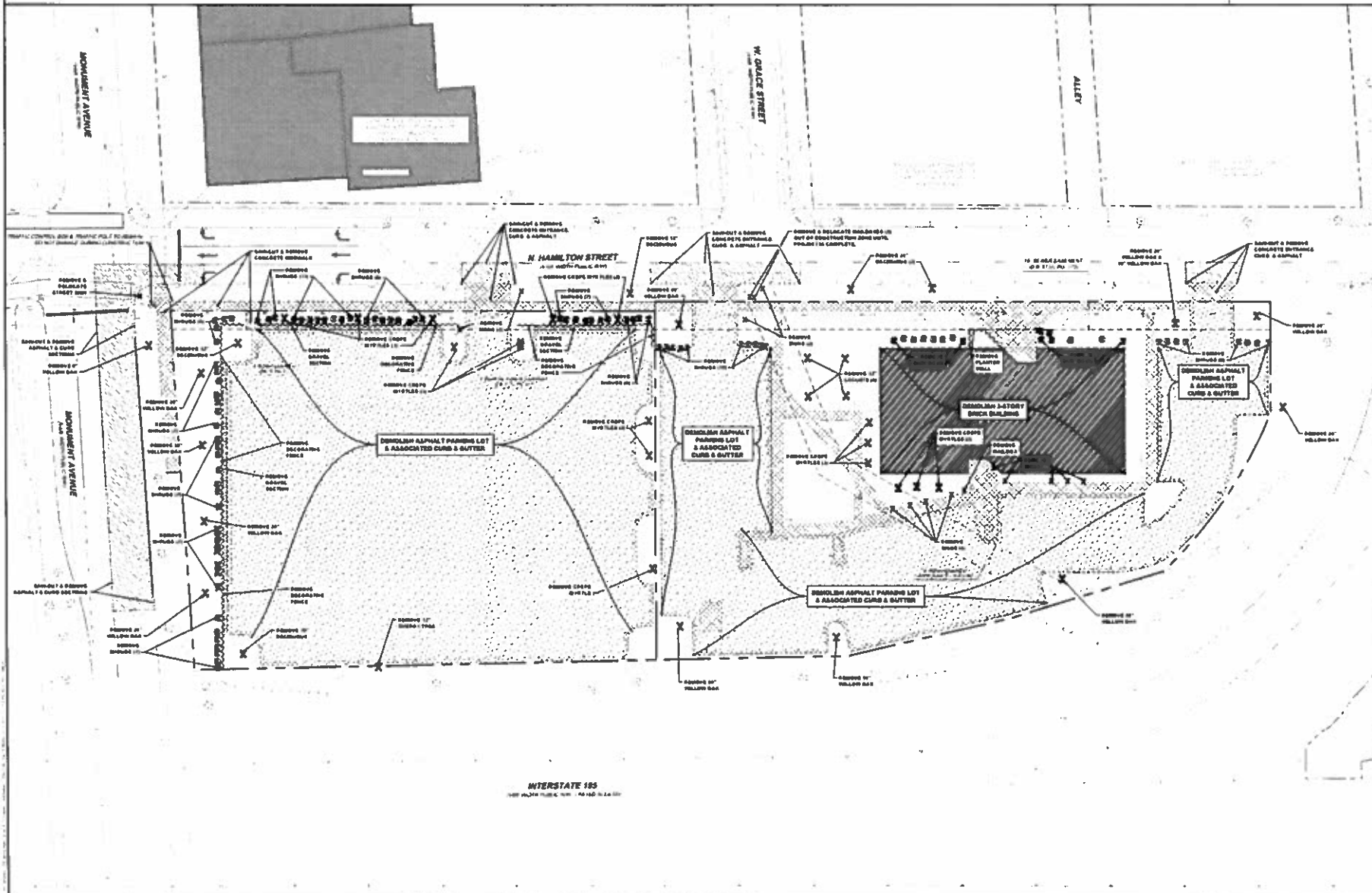
- DEMOLITION PLAN NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (CDOT) PRIOR TO THE START OF DEMOLITION WORK.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND CDOT PRIOR TO THE START OF DEMOLITION WORK.
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9. IF ANY OF THE ABOVE LISTED ITEMS ARE FOUND TO BE PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND CDOT PRIOR TO THE START OF DEMOLITION WORK.
10. IF ANY OF THE ABOVE LISTED ITEMS ARE FOUND TO BE PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND CDOT PRIOR TO THE START OF DEMOLITION WORK.
11. IF ANY OF THE ABOVE LISTED ITEMS ARE FOUND TO BE PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND CDOT PRIOR TO THE START OF DEMOLITION WORK.
12. IF ANY OF THE ABOVE LISTED ITEMS ARE FOUND TO BE PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND CDOT PRIOR TO THE START OF DEMOLITION WORK.
13. IF ANY OF THE ABOVE LISTED ITEMS ARE FOUND TO BE PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND CDOT PRIOR TO THE START OF DEMOLITION WORK.
14. IF ANY OF THE ABOVE LISTED ITEMS ARE FOUND TO BE PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND CDOT PRIOR TO THE START OF DEMOLITION WORK.
15. IF ANY OF THE ABOVE LISTED ITEMS ARE FOUND TO BE PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND CDOT PRIOR TO THE START OF DEMOLITION WORK.
16. IF ANY OF THE ABOVE LISTED ITEMS ARE FOUND TO BE PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND CDOT PRIOR TO THE START OF DEMOLITION WORK.



**SUP SUBMITTAL
NOT FOR
CONSTRUCTION**

PLAN DATE: 03/25/2021



TIMMONS GROUP

3700 MONUMENT AVENUE
TALL WEST DISTRICT - CITY OF DENVER - URBAN

SITE DEMOLITION PLAN

DATE: 03/25/2021

PROJECT: 3700 MONUMENT AVENUE

SCALE: 1" = 20'

NO. 46889

DATE: 03/25/2021

BY: C200

VEGETATION LINES

THROUGH UTILITY STRUCTURES

REMOVE & REPLACE EXISTING VEGETATION

REMOVE & REPLACE EXISTING VEGETATION

REMOVE & REPLACE EXISTING VEGETATION

REMOVE & REPLACE EXISTING VEGETATION

REMOVE & REPLACE EXISTING VEGETATION

REMOVE & REPLACE EXISTING VEGETATION

UTILITY PIPES/STRUCTURES

REMOVE & REPLACE EXISTING UTILITY PIPES/STRUCTURES

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VEGETATION PLANTING

REMOVE & REPLACE EXISTING VEGETATION

REMOVE & REPLACE EXISTING VEGETATION

REMOVE & REPLACE EXISTING VEGETATION

REMOVE & REPLACE EXISTING VEGETATION

REMOVE & REPLACE EXISTING VEGETATION

REMOVE & REPLACE EXISTING VEGETATION

10. REMOVE & REPLACE EXISTING UTILITY PIPES/STRUCTURES

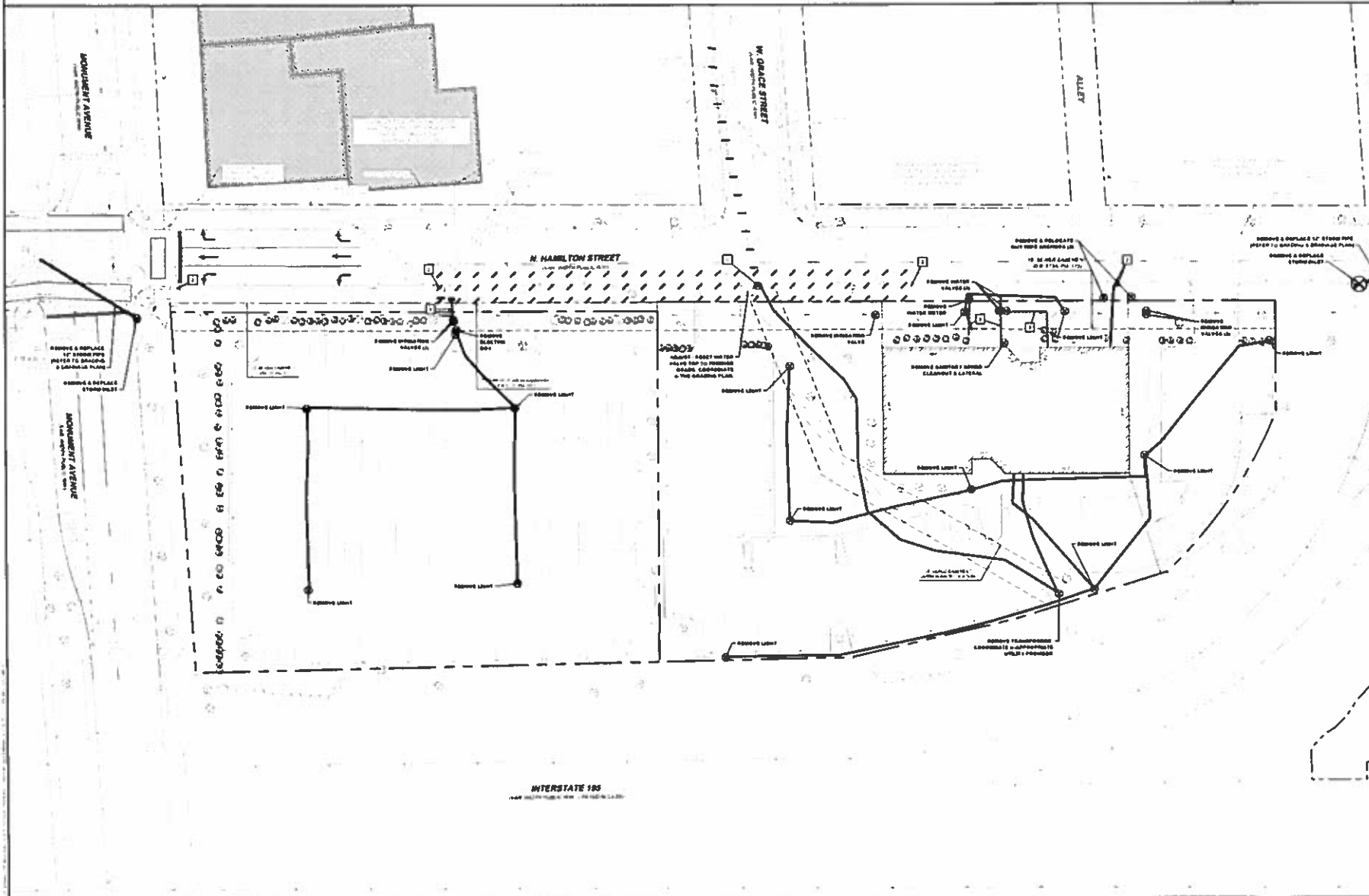
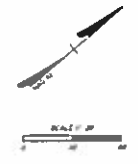
11. REMOVE & REPLACE EXISTING UTILITY PIPES/STRUCTURES

12. REMOVE & REPLACE EXISTING UTILITY PIPES/STRUCTURES

13. REMOVE & REPLACE EXISTING UTILITY PIPES/STRUCTURES

14. REMOVE & REPLACE EXISTING UTILITY PIPES/STRUCTURES

15. REMOVE & REPLACE EXISTING UTILITY PIPES/STRUCTURES



**SUP SUBMITTAL
NOT FOR
CONSTRUCTION**

PLAN DATE: 03/26/2023

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DATE: 11/16/2023

DESIGNED BY: C. ADAMS

DRAWN BY: A. WELCH

DATE: 11/16/2023

DESIGNED BY: C. ADAMS

DRAWN BY: A. WELCH

CHECKED BY: A. WELCH

SCALE: 1" = 20'

TIMMONS GROUP

3700 MONUMENT AVENUE
FAR WEST DISTRICT - VICTORIA

UTILITY DEMOLITION PLAN

JOB NO. 46889

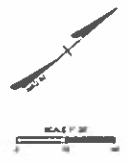
SHEET NO. C2.10

CENTRAL UTILITY UTILITY

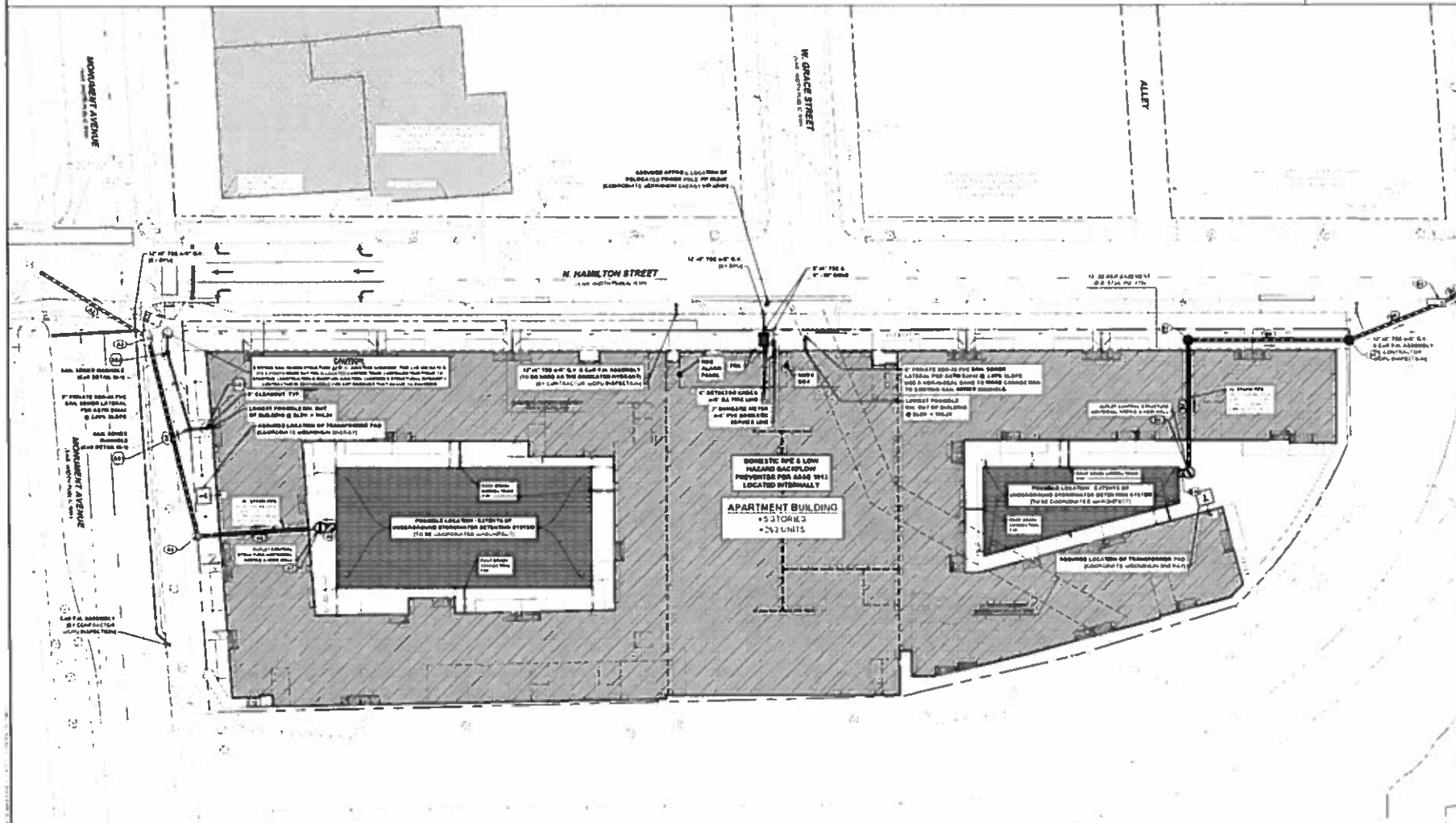
1. ALL UTILITY INSTALLATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CODES AND REGULATIONS.
2. CONTRACTOR SHALL NOTIFY THE CITY DEPARTMENT OF PUBLIC WORKS PRIOR TO THE START OF WORK.
3. ALL UTILITY INSTALLATIONS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CODES AND REGULATIONS.
4. ALL UTILITY INSTALLATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CODES AND REGULATIONS.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.
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PROPOSED UTILITY UTILITY

1. ALL UTILITY INSTALLATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CODES AND REGULATIONS.
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**SUP SUBMITTAL
NOT FOR
CONSTRUCTION**
PLAN DATE: 03/25/2021



INTERSTATE 163
APR 2021/REV 1.00 - 10/2021/REV 1.00

DATE	REVISION OR DESCRIPTION
11/10/2020	ISSUED BY C. J. JAMESON
	DESIGNED BY C. J. JAMESON
	CHECKED BY A. J. JAMESON
	SCALE: 1" = 20'

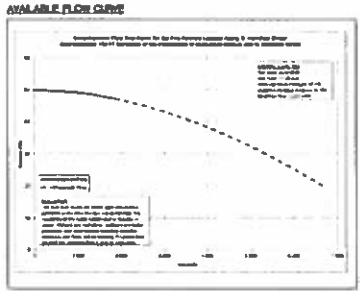
TIMMONS GROUP

3700 MONUMENT AVENUE
FAR WEST DISTRICT - CITY OF RICHMOND - VIRGINIA

UTILITY PLAN

JOB NO. 46889
SHEET NO. C7.00

- DESIGN CRITERIA**
- Water distribution system shall be designed using a water test procedure of 1.5 times the static head plus the friction loss of the pipe. The water test shall be conducted at the same time as the hydraulic analysis of the system. The water test shall be conducted at the same time as the hydraulic analysis of the system.
 - The water test shall be conducted at a flow rate of 1.5 times the static head plus the friction loss of the pipe.
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- FLOOR DEMAND CRITERIA**
- Minimum static head shall be 100 PSI.
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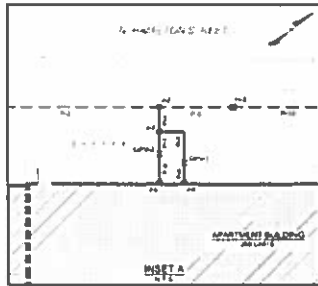
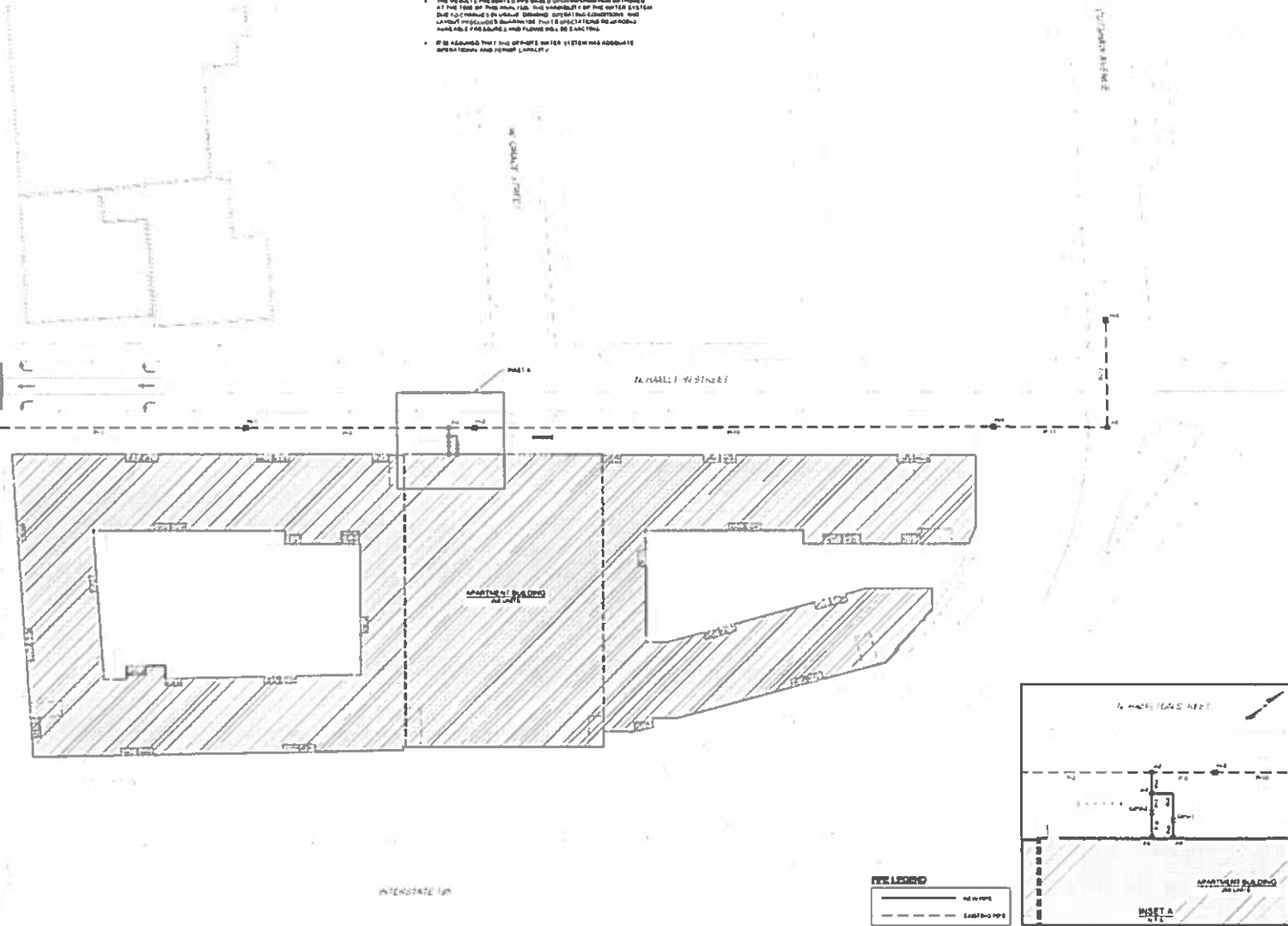
MINIMUM PRESSURE RESULTS

Node	Flow (GPM)	Pressure (PSI)	Flow (GPM)	Pressure (PSI)	Flow (GPM)	Pressure (PSI)
1	0	100	1	0	100	0
2	100	95	2	100	95	100
3	200	90	3	200	90	200
4	300	85	4	300	85	300
5	400	80	5	400	80	400
6	500	75	6	500	75	500
7	600	70	7	600	70	600
8	700	65	8	700	65	700
9	800	60	9	800	60	800
10	900	55	10	900	55	900
11	1000	50	11	1000	50	1000

PIPE REPORT

Node	Flow (GPM)	Pressure (PSI)	Flow (GPM)	Pressure (PSI)	Flow (GPM)	Pressure (PSI)
1	0	100	1	0	100	0
2	100	95	2	100	95	100
3	200	90	3	200	90	200
4	300	85	4	300	85	300
5	400	80	5	400	80	400
6	500	75	6	500	75	500
7	600	70	7	600	70	600
8	700	65	8	700	65	700
9	800	60	9	800	60	800
10	900	55	10	900	55	900
11	1000	50	11	1000	50	1000

- CONCLUSION**
- The design is based on the design criteria provided.
 - The design is based on the design criteria provided.
 - The design is based on the design criteria provided.
 - The design is based on the design criteria provided.
 - The design is based on the design criteria provided.
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 - The design is based on the design criteria provided.
 - The design is based on the design criteria provided.



SUP SUBMITTAL NOT FOR CONSTRUCTION

PLAN DATE: 11/13/2020

THESE DRAWINGS WERE PREPARED BY THE ENGINEER AND ARCHITECT FOR THE CITY OF RICHMOND, VIRGINIA. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

REVISION DESCRIPTION

DATE	DESCRIPTION
10/13/2020 <td>ISSUED FOR PERMIT</td>	ISSUED FOR PERMIT

TIMMONS GROUP

3700 MONUMENT AVENUE
FALLS CHURCH, VIRGINIA
WATER SYSTEM HYDRAULIC ANALYSIS - LAYOUT

DATE: 10/13/2020
DESIGNED BY: J. HARVEY
CHECKED BY: J. HARVEY
SCALE: 1" = 10'

FILE NO: 46889
SHEET NO: WM1.0

**SUP SUBMITTAL
NOT FOR
CONSTRUCTION**

PLAN DATE: 03/26/2021

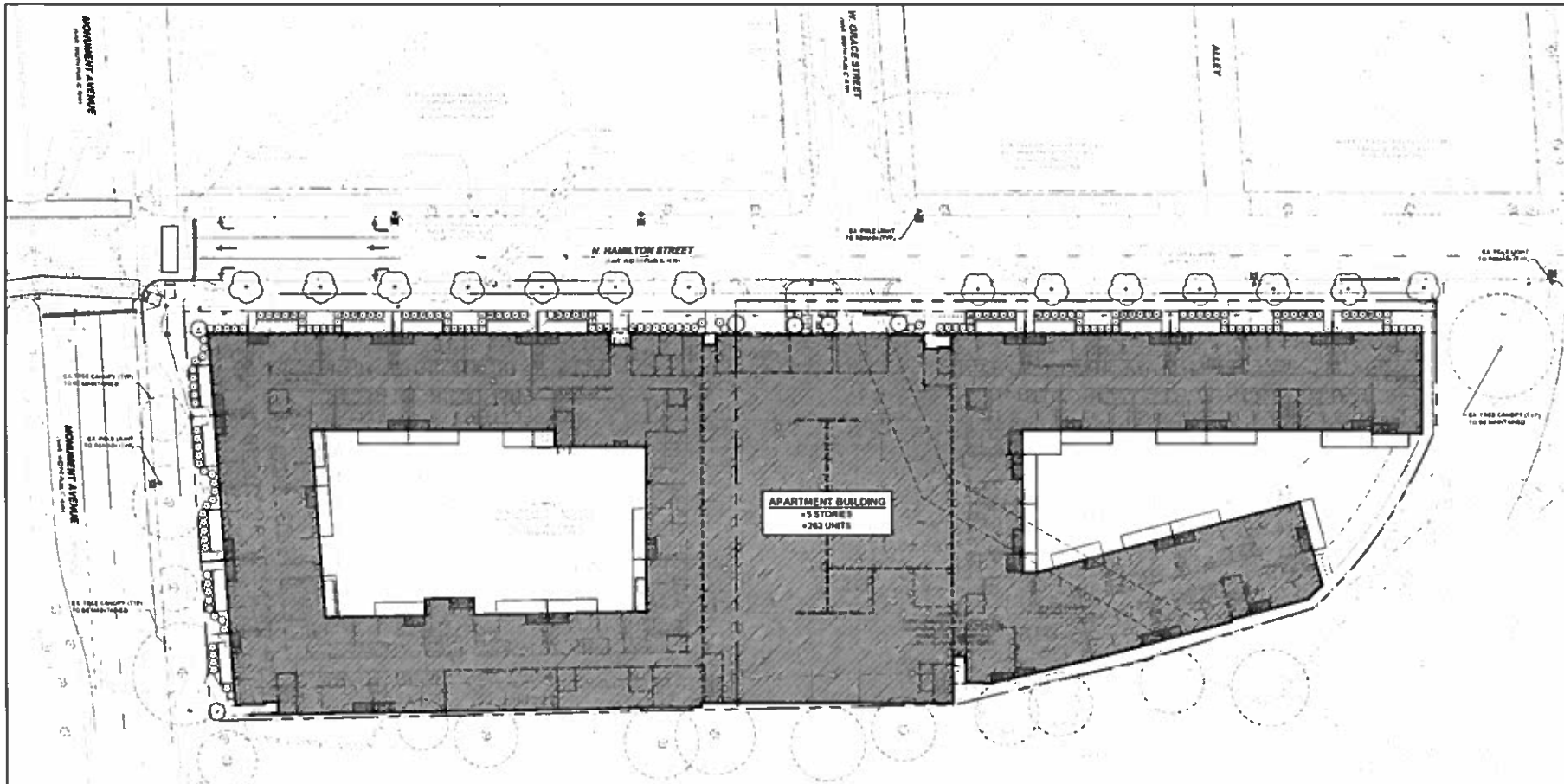
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TIMMONS GROUP, INC. (TGI) AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TGI.

REVISIONS IN DESCRIPTION

DATE	BY	DESCRIPTION
11/7/2020	JG	REVISIONS TO THE SITE PLAN
11/7/2020	JG	REVISIONS TO THE LIGHTING PLAN
11/7/2020	JG	REVISIONS TO THE LANDSCAPE PLAN
11/7/2020	JG	REVISIONS TO THE CIVIL PLAN

TITLE SHEET APPROVED THROUGH OWNER

DATE	11/7/2020
DRAWN BY	JG
CHECKED BY	JG
SCALE	1" = 20'



Enclosed Drop Lens

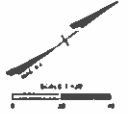
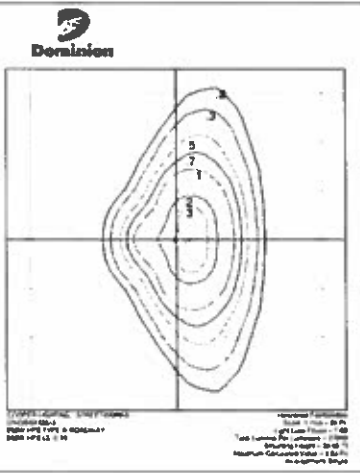
The Enclosed Drop Lens luminaire provides distribution for urban walkways and parking lots.

- Luminaire housing with a glass lens.
- Enclosed drop lens with a lens of distribution provides greater uniformity of beam distribution.
- High pressure sodium lamps - 100, 150, 200, and 300 watt.

Luminaire	Beam Spread	Height	Beam Angle	Beam Diameter	Beam Area	Beam Diameter	Beam Area	Beam Diameter	Beam Area	Beam Diameter	Beam Area
100	100	10	10	10	10	10	10	10	10	10	10
150	150	15	15	15	15	15	15	15	15	15	15
200	200	20	20	20	20	20	20	20	20	20	20
300	300	30	30	30	30	30	30	30	30	30	30

- Plant Available**
- | | |
|--------------------------------------|----------|
| Smooth Round Topped Cornus | Standard |
| Smooth Round Topped Honey Dew Cornus | Standard |
| Smooth Round Topped Grey Cornus | Standard |
| Smooth Round Topped Albicoma | Standard |
| Smooth Round Topped Albicoma Group | Standard |
| Smooth Round Topped Albicoma Group | Standard |

NOT TO SCALE



CONCEPT PLANT SCHEDULE

- PLANT 1: CORNUS ALBICOMA**
Smooth Round Topped Cornus - Standard
- PLANT 2: CORNUS ALBICOMA GROUP**
Smooth Round Topped Grey Cornus - Standard
- PLANT 3: CORNUS ALBICOMA**
Smooth Round Topped Albicoma - Standard
- PLANT 4: CORNUS ALBICOMA GROUP**
Smooth Round Topped Albicoma Group - Standard
- PLANT 5: CORNUS ALBICOMA**
Smooth Round Topped Albicoma - Standard
- PLANT 6: CORNUS ALBICOMA GROUP**
Smooth Round Topped Albicoma Group - Standard

**AREA STREET LIGHTING
NOT TO SCALE**

TIMMONS GROUP

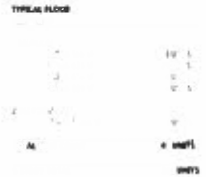
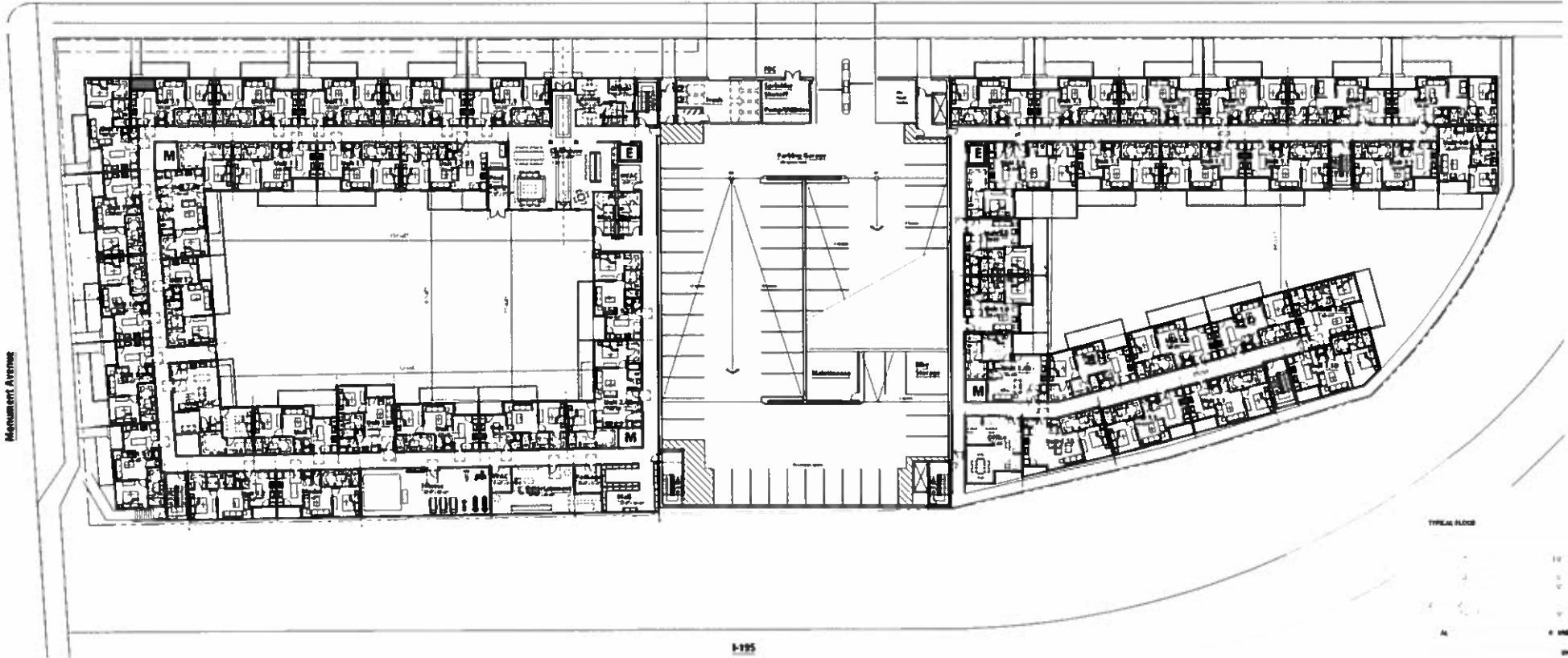
3700 MONUMENT AVENUE
FAR WEST DISTRICT - CITY OF RICHMOND - VIRGINIA

PRELIMINARY LANDSCAPE AND LIGHTING PLAN

DATE: 03/26/2021
DRAWN BY: JG
CHECKED BY: JG
SCALE: 1" = 20'



N. Hamilton Street



Ground Level

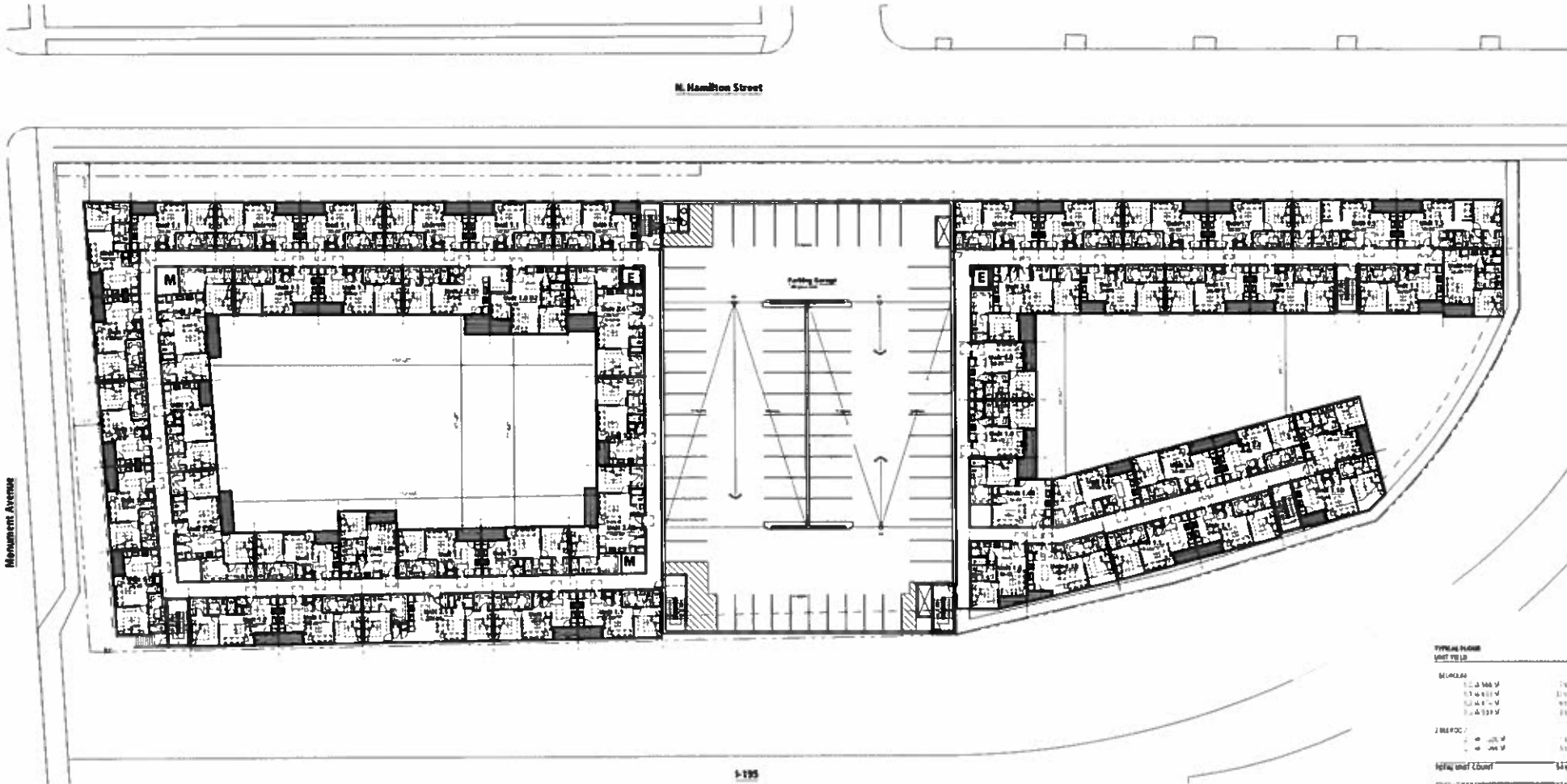


Silverhills at Monument Ave.
Richmond, Virginia



DIMITARCHITECTS

January 24, 2025



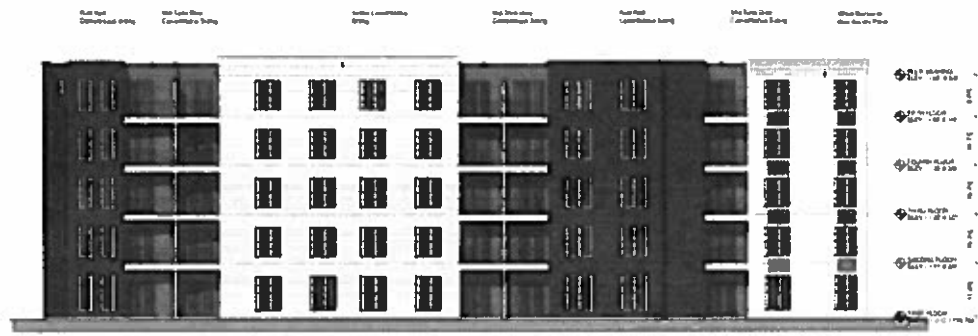
TYPICAL FLOOR
Sheet 08.10

MARKING	Count
1.1 A 100' x 100'	10 (45)
1.1 A 100' x 100'	10 (45)
1.1 A 100' x 100'	10 (45)
1.1 A 100' x 100'	10 (45)
2.1 B 100' x 100'	10 (45)
2.1 B 100' x 100'	10 (45)
Other Unit Count	34 units
UNIT TOTAL	100 units

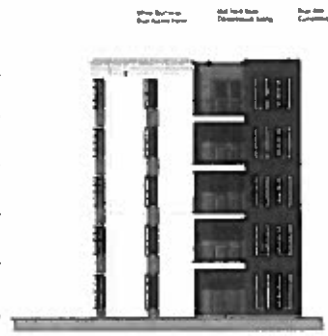
Typical Level



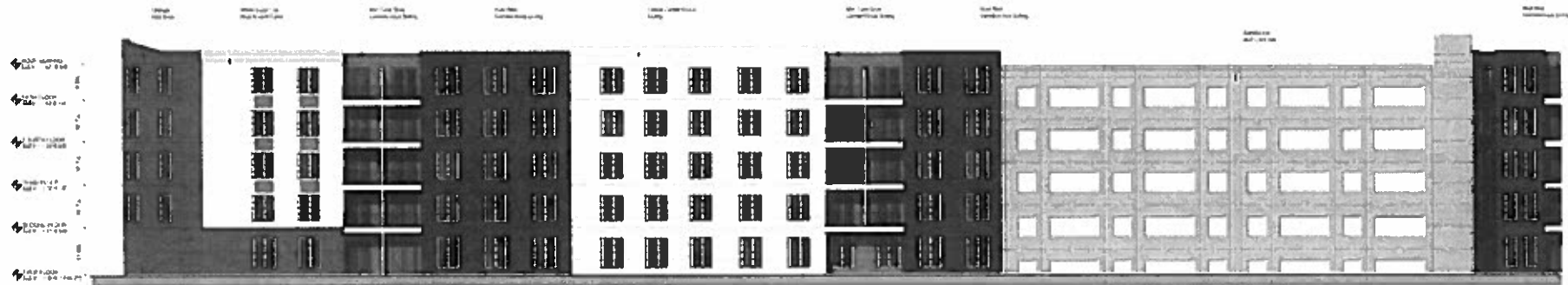
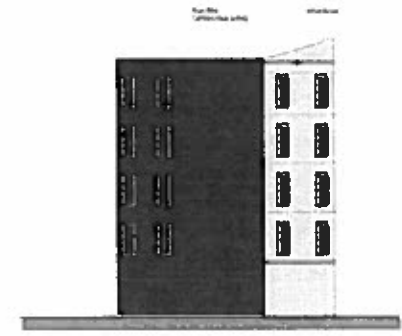
Silverhills at Monument Ave.
Richmond, Virginia



Partial I-195 Elevation



195 Ramp Elevation



Partial I-195 Elevation



Exterior Elevations



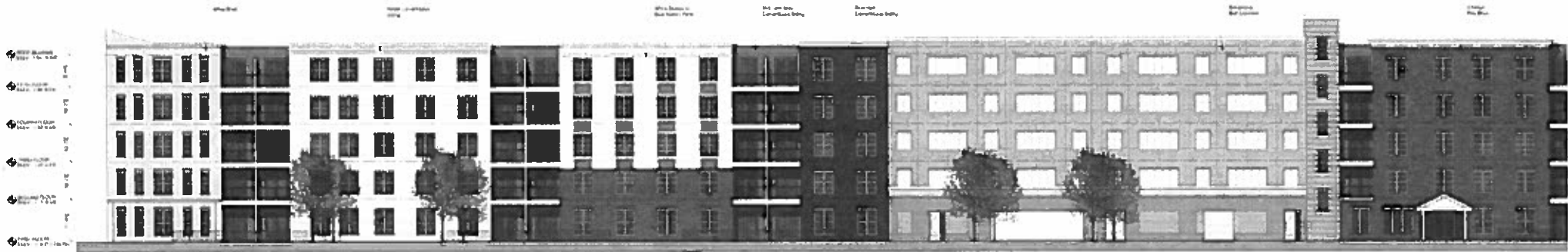
Silverhills at Monument Ave.
Richmond, Virginia



Partial North Hamilton Elevation



Monument Avenue Elevation



Partial North Hamilton Elevation

Silverhills at Monument Ave.
Richmond, Virginia

Exterior Elevations

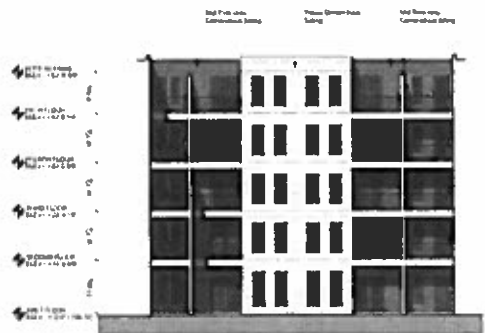
0 10 20 40 60 feet

EDWARDS & KELCEY COMMUNITIES

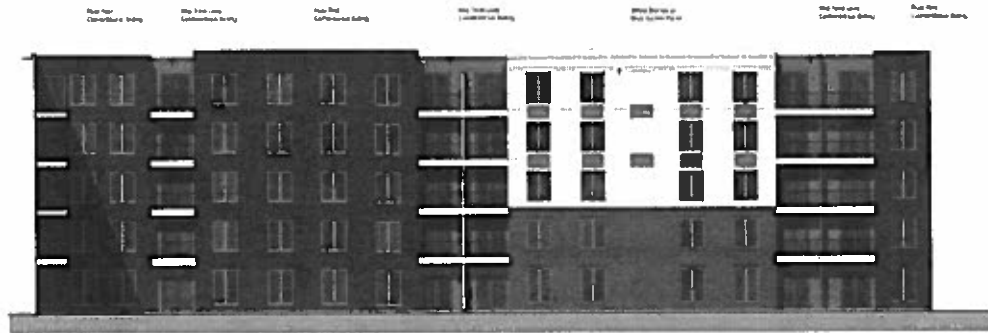
A 2.1

SILVER HILLS
DIMIT ARCHITECTS

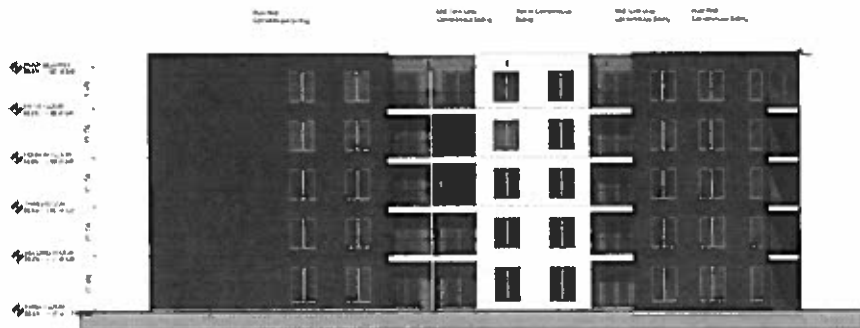
January 28, 2021



South Elevation



West Elevation



East Elevation



North Courtyard Elevations



Silverhills at Monument Ave.
Richmond, Virginia

UPWARDS COMMUNITIES

A 2.3

SILVER HILLS

DIMITAR ARCHITECTS

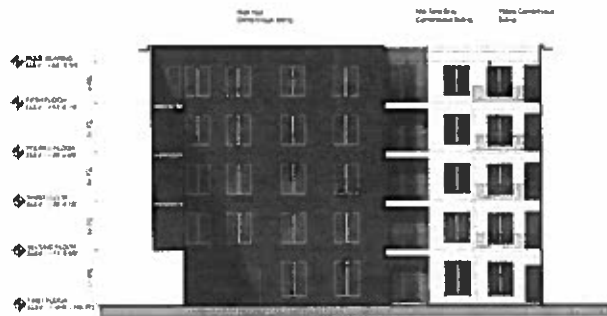
January 25, 2021



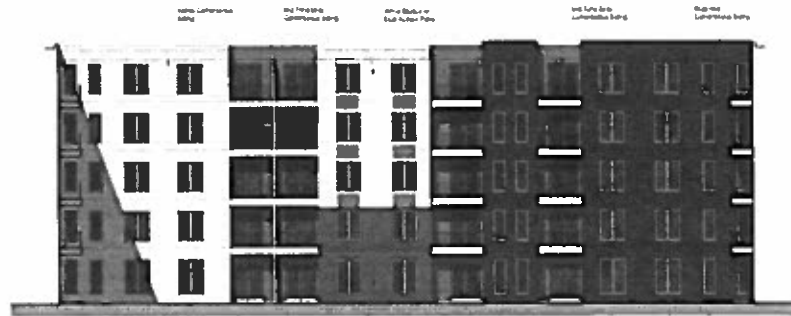
South Elevation



West Elevation



North Elevation



East Elevation



Silverhills at Monument Ave.
Richmond, Virginia

South Courtyard Elevations



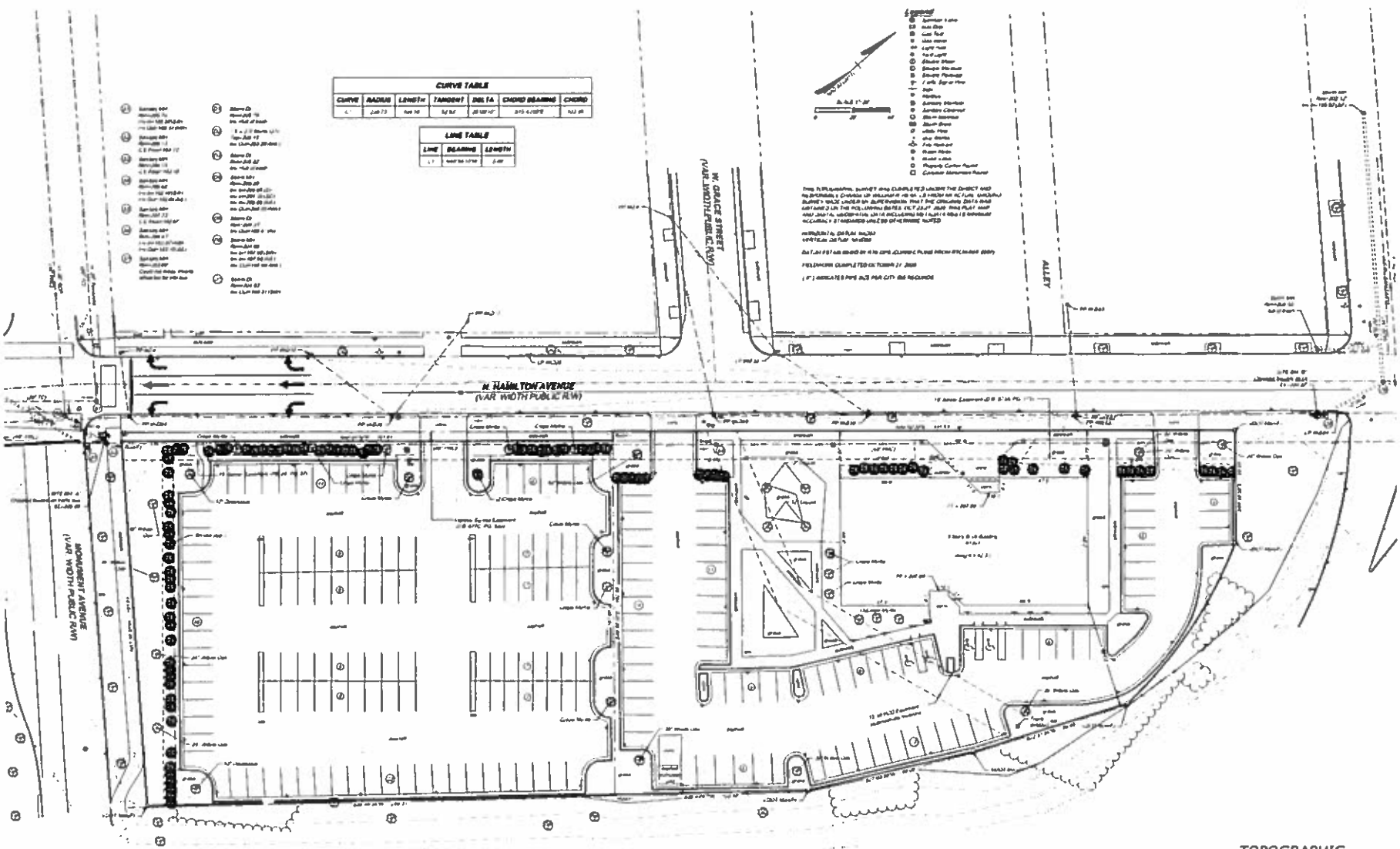
FORWARD COMMUNITIES

A 2.4

SILVER HILLS

DIMIT ARCHITECTS

January 28, 2022



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING
1	248.73	100.00	14.32	28.10°	215.4107°

LINE TABLE		
LINE	BEARING	LENGTH
1	100° 00' 00"	100.00

- 1. Survey Line
- 2. Iron Pipe
- 3. Cast Iron
- 4. Galv. Pipe
- 5. Galv. Pipe
- 6. Galv. Pipe
- 7. Galv. Pipe
- 8. Galv. Pipe
- 9. Galv. Pipe
- 10. Galv. Pipe
- 11. Galv. Pipe
- 12. Galv. Pipe
- 13. Galv. Pipe
- 14. Galv. Pipe
- 15. Galv. Pipe
- 16. Galv. Pipe
- 17. Galv. Pipe
- 18. Galv. Pipe
- 19. Galv. Pipe
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- 93. Galv. Pipe
- 94. Galv. Pipe
- 95. Galv. Pipe
- 96. Galv. Pipe
- 97. Galv. Pipe
- 98. Galv. Pipe
- 99. Galv. Pipe
- 100. Galv. Pipe

THIS IS A PRELIMINARY SURVEY AND SHOULD BE USED ONLY FOR REFERENCE AND NOT FOR CONSTRUCTION. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ADVERSE CLAIMS OR INTERESTS IN THE PROPERTY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ADVERSE CLAIMS OR INTERESTS IN THE PROPERTY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ADVERSE CLAIMS OR INTERESTS IN THE PROPERTY.

THIS SURVEY WAS MADE BY THE
 J.N. TIMMONS SURVEYING, INC. 14127
 14127
 14127

YOUR VECTOR-CONTROLLED THROUGH-GRADE

TIMMONS GROUP

INTERSTATE 195
 (NAR WIDTH PUBLIC R/W)
 LIMITED ACCESS

TOPOGRAPHIC
 SURVEY OF TWO PARCELS
 LYING ALONG HAMILTON
 STREET



City of Richmond, Virginia	
Date: Oct. 30, 2020	Scale: 1" = 20'
Sheet 1 of 1	J.N. 46889
Drawn by: W.R. Herz	Checked by: W.R. Herz
Revised:	