

INTRODUCED: June 14, 2021

AN ORDINANCE No. 2021-182

As Amended

To authorize a Creighton Court Redevelopment Preliminary Community Unit Plan permitting the development of a residential community of up to 700 dwelling units on approximately 38 acres of land located at 3070 Nine Mile Road, 3100 Nine Mile Road, 2101A Creighton Road and portions of adjacent unimproved public rights-of-way in Tate Street and Tuxedo Boulevard, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 26 2021 AT 6 P.M.

WHEREAS, approximately 38 acres of land comprised of the parcels known as 3070 Nine Mile Road, 3100 Nine Mile Road, and 2101A Creighton Road, identified as Tax Parcel Nos. E000-0953/025, E000-0955/001, and E000-0955/002, respectively, in the 2021 records of the City Assessor, and including private rights-of-way known as Walcott Place and Bunche Place, along with portions of adjacent unimproved public rights-of-way in Tate Street and Tuxedo Boulevard, are as shown on a survey entitled “Boundary Survey of Parcels Comprising the Creighton Court Housing Development, City of Richmond, Virginia,” prepared by H&B Surveying and Mapping,

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEPT 13 2021 REJECTED: _____ STRICKEN: _____

LLC, and dated February 10, 2021, all of which parcels together are hereinafter referred to as the “Property”; and

WHEREAS, the owner of the Property has submitted to the City Planning Commission a plan to develop a residential community of up to 700 dwelling units on the Property (the “Project”); and

WHEREAS, the City Planning Commission, after holding a public hearing on the proposed community unit plan, approved that plan as a Preliminary Community Unit Plan, based upon written findings of fact as set out in a resolution, which has been transmitted to the City Council as required by section 30-456.5 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, the City Council concurs in the findings of fact made by the City Planning Commission;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That pursuant to section 17.10(g) of the Charter of the City of Richmond (2020), as amended, and Chapter 30, Article IV, Division 30 of the Code of the City of Richmond (2020), as amended, the development and use of the Property, generally in accordance with a plan entitled “Creighton Court Redevelopment, Community Unit Plan, Richmond, Virginia,” prepared by Urban Design Associates, and dated April, 2021, (the “Preliminary Plan”), a copy of which plan is attached to and made a part of this ordinance, is hereby approved and permitted as the Preliminary Community Unit Plan for the Property, subject to the following standards, terms, and conditions:

I. DEVELOPMENT CONCEPT:

A. The Preliminary Community Unit Plan for development of the Property is depicted

B. on the Preliminary Plan. The Preliminary Plan generally depicts the locations of single-family dwelling lots, multi-family dwelling lots, parking areas, community common areas and buildings, public street and alley network, and open space.

C. Where specific standards are set forth in this ordinance exceed or modify standards for features shown on the Preliminary Plan, this ordinance shall prevail. Any approval by the City Planning Commission, without conditions, of a preliminary subdivision plat depicting the final lot layout for any single-family dwellings or multi-family dwellings, community common areas, open space, and adjacent roads for one or more phases of the subdivision shall be deemed, for purposes of this ordinance, to be a Community Unit Plan Final Plan approval for such improvements, unless the Secretary of the City Planning Commission disapproves the resulting final subdivision plat, in which event new approval by the City Planning Commission of the Community Unit Plan Final Plan shall be required. Any Community Unit Plan Final Plan with respect to the Property, including any submitted preliminary subdivision plat for any portion of the Property, is referred to herein as a "Final Plan." Any Final Plan submitted for approval shall include as much detail as necessary to show compliance with all development concepts and standards either shown on the Preliminary Plan or included in this ordinance.

II. MAXIMUM RESIDENTIAL DENSITY: Residential use of the Property shall be limited to a maximum of 700 dwelling units, developed as single-family dwellings and multi-family dwellings generally as depicted on the Preliminary Plan, provided that the mix of multi-family building types and single-family dwellings as depicted on the Preliminary Plan may change during development of the Project.

III. PHASING: Residential construction on the Property may be developed in phases.

IV. DWELLING UNIT DEVELOPMENT STANDARDS:

A. GENERALLY: The dwellings on the Property shall be configured, designed, and constructed generally in conformance with the Preliminary Plan and shall adhere to the following standards:

1. *Single-family dwellings.* Single-family dwellings shall be located on lots of not less than 1,100 square feet in area. Lot width shall be not less than 16 feet, and lot depth shall be not less than 70 feet. There shall be a front yard with a depth of not less than 5 feet. In the case of corner lots, the front yard will be required only on one street frontage, generally as shown on the Preliminary Plan. There shall be side yards of not less than 3 feet in width, except where buildings are attached, including, but not limited to, corner lots. There shall be a rear yard with a depth of not less than 5 feet. Lot coverage shall not exceed 80 percent of the area of the lot.

2. *Multifamily dwellings.* There shall be a front yard with a depth of not less than 10 feet. In the case of corner lots, the front yard will be required only on one street frontage, generally as shown on the Preliminary Plan. There shall be side yards of not less than 5 feet in width, including, but not limited to, corner lots. The distance between two buildings erected on the same lot shall not be less than 6 feet, except where buildings are attached. There shall be a rear yard with a depth of not less than 5 feet. Lot coverage shall not exceed 80 percent of the area of the lot.

3. *Street Frontage.* Lots may front on common courts when other lot access is available, as generally shown on the Preliminary Plan, and when the means of access to each lot is approved by the Director of Public Works, the Chief of Police, and the Chief of Fire and Emergency Services and when appropriate right-of-way, easements, agreements or covenants approved as to form by the City Attorney provide for permanent public access

and continued maintenance.

4. The quantity and location of each of the above unit types may vary from the Preliminary Plan, but may not exceed the total number of dwelling units approved through this ordinance.

B. NON-DWELLING USES: Leasing office, management office, and amenity uses that serve the development as a whole shall be permitted as principal uses when located in a community amenity building as shown on the Preliminary Plan. Any leasing and management facility use shall adhere to the following standards:

1. There shall be a front yard with a depth of not less than 5 feet. In the case of corner lots, the front yard will be required only on one street frontage, generally as shown on the Preliminary Plan. There shall be side yards of not less than 3 feet in width, including, but not limited to, corner lots.

2. No building or structure shall exceed 25 feet in height

C. ACCESSORY USES:

1. Accessory structures that are customarily incidental and clearly subordinate to the dwelling uses permitted by this ordinance, as described in Sec. 30-402.2 of the Code of the City of Richmond (2020), as amended, are permitted.

2. Accessory structures shall not exceed 12 feet in height.

3. Accessory structures may be located within a required rear yard, but not within 5 feet of an alley, provided that where the rear yard abuts a side lot line of an adjoining lot, no such accessory structure shall be located nearer such side lot line than a distance equal to the minimum side yard required on the adjoining lot.

4. Accessory structures may be located in the portion of a required side yard

5. situated within 30 feet of the rear lot line but no closer than 2 feet to the side lot line unless attached to an accessory structure on the adjacent lot by a common wall.

6. Neither accessory structures that are customarily incidental and clearly subordinate to the single-family dwellings nor additions to the single-family dwellings shall be subject to Final Plan approval.

7. Garages shall be side or rear loaded where an alley is accessible. For garages not served by alleys, the front of a garage shall be set back at least 18 feet from the front façade of the dwelling unit.

D. BUILDING HEIGHT: No multifamily building shall exceed four stories or 60 feet in height, whichever is higher. Single-family dwellings shall not exceed a height of 35 feet. The terms “building height” (or “height of building”), “story,” and “story height” shall be interpreted to have the meanings ascribed to those terms 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.

E. EXTERIOR BUILDING MATERIALS: The exteriors of the single-family dwellings, the multi-family dwellings, nondwelling uses, and the accessory structures shall be constructed with brick, stone, cementitious siding, wood, ~~[solid vinyl (with a minimum wall thickness of 0.044 inches),]~~ or an equivalent material as may be approved as part of the Final Plan submittal. Secondary materials shall be restricted to three coat smooth finish stucco, wood siding, vinyl cladding, or aluminum cladding, and these materials may be used for exterior trim, windows, and soffits only. Roofing materials shall consist of architectural asphalt shingles, thermoplastic polyolefin (TPO) or an equivalent material.

F. ELEVATIONS: The single-family dwellings and multi-family dwellings shall be

generally compatible in architectural style with the elevations shown in the Preliminary Plan or an equivalent alternative architectural style and the overall development shall include a variety of exterior building materials as permitted pursuant to subsection (IV)(D), all consistent with design guidelines approved as part of the Final Plan.

G. **PORCHES:** All porches or stoops fronting on a street shall have a minimum depth of six feet. Porches or stoops, including, without limitation, covered porches, may encroach up to 10 feet into a required front or side yard, except that no such encroachment may be closer than 2 feet to a side lot line shared with an adjacent residential use.

H. **DOORS:** Each single-family dwelling unit shall have a secondary egress door to the side yard or rear yard of the lot.

I. **HVAC:** All heating, ventilation, and air conditioning equipment serving individual lots shall be located or screened so as not to be visible from any public right-of-way.

I. **LANDSCAPING:** Any landscaping and hardscaping in the open space areas shall be generally consistent with the Preliminary Plan.

V. PUBLIC IMPROVEMENTS: Public improvements depicted on the Preliminary Plan shall be provided following their approval as part of a Final Plan.

A. **STREETS:** All streets shall be dedicated public right-of-way and shall be configured substantially as shown on the Preliminary Plan, including, but not limited to, utilizing reduced road centerline radii, intersection spacing, and alternative street sections as shown on pages 10 and 11 of the Preliminary Plan.

B. **ALLEYS:** The Preliminary Plan depicts certain alleys which shall be dedicated public right-of-way with a 16-foot minimum paved width and a 20-foot minimum right-of-way

width. Alley configuration shall be substantially as shown on the Preliminary Plan, including, but not limited to, reduced alley centerline radii, intersection spacing, and alternative turnarounds.

C. SIDEWALKS: Six-foot wide sidewalks shall be provided on both sides of all new streets, substantially as shown on the Preliminary Plan.

D. LIGHTING: New pedestrian-scale ornamental streetlight fixtures, as approved by the Department of Public Utilities, shall be installed along all new streets within the right-of-way or an easement. New cobra head light fixtures shall not be permitted except as required within public alleys. All existing cobra head light fixtures within public streets shall be replaced with pedestrian-scale ornamental fixtures.

E. STREET TREES: Deciduous shade trees planted approximately 40 feet apart for large trees or 25 feet apart for medium trees on center in a minimum four-foot-wide planting strip between the sidewalk and the curb within the right-of-way shall be required. The final location of street trees shall be generally as shown on the Preliminary Plan, shall not conflict with the placement of utilities, and shall be subject to the requirements of the City Arborist.

F. UTILITIES: Except for transformers, pedestals, junction boxes, meters, backflow prevention devices, and existing overhead utility lines, all new utility lines shall be installed underground. Meters and backflow prevention devices shall be located off the alleys to the rear of the lots to the maximum extent practicable, or may be screened.

G. COMPLETION OF IMPROVEMENTS IN EXISTING PUBLIC RIGHT-OF-WAY: All improvements required by this subsection (V) that will be located within public right-of-way shall be completed substantially as shown on the Preliminary Plan, unless otherwise required by the Director of Public Works. These 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 and any applicable requirements of the Director of Public Utilities, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subdivision (G) provides, all improvements and work required by and meeting the requirements of this subsection (V). The final certificate of use and occupancy for the Project, or the applicable phase thereof, shall not be issued until all requirements of this subdivision (G) are fully satisfied.

VI. MINIMUM OPEN SPACE: Open space, as generally shown on page 4 of the Preliminary Plan shall be provided and may include active and passive recreational components. Final plans for any open space shall be submitted as part of each Final Plan for a portion or portions of the Project.

VII. SCREENING: Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Dumpster facilities must be screened with opaque structural or vegetative materials so as not to be visible from adjacent properties in an R, RO, HO, I or OS District, or from any public street or other public space. Such enclosure or screening shall be designed as to prevent trash or refuse from blowing onto other areas of the site or onto adjacent property or public streets or spaces. In no case shall chain link fences be used to satisfy the dumpster screening requirement.

VIII. PARKING: Parking shall be provided for each dwelling as follows:

A. There shall be a ratio of no less than one off-street parking space for each two dwelling units.

B. No driveway intersecting a street which constitutes the principal street frontage of a lot shall be permitted when other street frontage or alley access is available to serve such lot. For purposes of this subdivision (B), the term “principal street frontage” shall be interpreted to have the meaning ascribed to that term 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.

C. Where on-street parking spaces are not defined by curb bump-outs, on-street parking spaces shall not be within ten feet of crosswalks, stop signs, or traffic control signals.

IX. NORMAL ZONING:

A. Except as specifically provided otherwise by this ordinance, the zoning regulations prescribed by Chapter 30 of the Code of the City of Richmond (2020), as amended, for the district in which the Property is situated shall apply.

B. The Final Plan application for the first phase of development of the Project must be submitted to the Department of Planning and Development Review within five years after the effective date of this ordinance. In the event the required application is not submitted to the Department of Planning and Development Review within five years after the effective date of this ordinance, this ordinance shall be null and void and of no further effect.

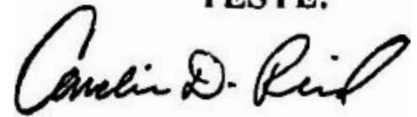
C. Applications for building permits for the first phase of development must be submitted within five years of the date of City Planning Commission approval of the initial Final Plan. Plans submitted for building permit approval shall be substantially in conformance with the Final Plans approved by the City Planning Commission. In the event the required submission is

not made within five years of the date of City Planning Commission approval of the initial Final Plan, this ordinance shall be null and void and of no further effect.

§ 2. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carolin D. Rind". The signature is written in a cursive, flowing style.

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.2021.655

O & R Request

DATE: May 14, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in 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, Dept. of Planning and Development Review



RE: To authorize a Creighton Court Redevelopment Preliminary Community Unit Plan permitting the development of a residential community of up to 700 dwelling units on approximately 38 acres of land located at 3100 Nine Mile Road, 3070 Nine Mile Road, 2101A Creighton Road and portions of adjacent unimproved public rights-of-way in Tate Street and Tuxedo Boulevard, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize a Creighton Court Redevelopment Preliminary Community Unit Plan permitting the development of a residential community of up to 700 dwelling units on approximately 38 acres of land located at 3100 Nine Mile Road, 3070 Nine Mile Road, 2101A Creighton Road and portions of adjacent unimproved public rights-of-way in Tate Street and Tuxedo Boulevard, upon certain terms and conditions.

REASON: The applicant is requesting a Community Unit Plan to facilitate the redevelopment of the Creighton Court public housing community into a mixed-income residential community with up to 700 dwelling units. The proposed community does not meet all of the underlying zoning regulations, therefore the applicant is seeking a Community Unit Plan in order to create development standards that are customized to the proposed urban form of development.

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 July 6, 2021, meeting.

BACKGROUND: The subject property contains 38 acres and is currently improved with many two-story multi-family buildings that contain 504 income-restricted dwelling units. The property is located in the Creighton and is located north of Nine Mile Road, west of Interstate 64, and south and east of North 29th Street, and is bisected by Creighton Road.

The subject property is located within the R-53 Multi Family Residential District. The density, yards, and other features of the proposed development do not conform to the requirements of the R-53 Multi-Family Residential District.

The Richmond 300 Master Plan recommends a future land use of “Neighborhood Mixed-Use” for the property. New developments on larger parcels should continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. Setbacks, plazas and parks help to create a sense of place and community gathering area. Buildings types vary, but new construction should generally complement the existing context. Buildings heights generally range from two to four stories, with taller buildings along major streets. The ground floors of buildings should engage the street with features such as street-oriented facades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses. The primary uses recommended for Community Mixed-Use are single-family residential, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary uses include large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural and government uses. Pedestrian, bicycle, and transit access must be prioritized and bike parking should be provided.

The portion of Nine Mile Road that abuts the property is designated as a “Major Mixed-Use Street” on the “Great Streets and Street Typologies Map” in Richmond 300. As such, secondary uses and taller buildings are appropriate along this frontage.

Single-family residential and institutional uses exist to the north and west of the subject property. Interstate 64 exists to the east of the subject property, and the Oakwood Cemetery, Armstrong Renaissance mixed-income residential community, and single-family residential uses exist to the south of the subject property, across Nine Mile Road.

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: \$5,600 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 14, 2021

CITY COUNCIL PUBLIC HEARING DATE: July 26, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
July 6, 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: Draft Ordinance, Application Form, Applicant's Report, Conceptual Plan, Map, Community Engagement Report

STAFF: Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646 4856
Matthew Ebinger, Principal Planner, Land Use Administration (Room 511) 646 6308

**Application for: COMMUNITY UNIT PLAN**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>**Application is hereby submitted for: (check one)**☒ preliminary plan☐ Final Plan☐ preliminary plan admendment☐ Final Plan Admenment**Project Name/Location**Property Address: 3100 Nine Mile Road & 2101A Creighton RoadDate: 12/14/2020Tax Map #: E0000955001 & E0000955002 Fee: \$5800Total area of affected site in acres 38 Acres

(See page 7 for fee schedule, please make check payable to the "City of Richmond")

ZoningCurrent Zoning: R-53 Residential (Multi-Family)Existing Use: Creighton Court Housing Community**Proposed Use**

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

The goal is to redevelop Creighton Court.Existing Use: Creighton Court Housing Community

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Ivan WuCompany: Timmons GroupMailing Address: 1001 Boulders Parkway, Suite 300City: RichmondState: VirginiaZip Code: 23225Telephone: (804) 2 000,529Fax: ()Email: wen.wu@timmons.com**Property Owner:** Richmond Redevelopment & Housing Authority (RRHA)If Business Entity, name and title of authorized signee: Stacey Daniele Fayson, Internm Chief Executive Officer

(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: 901 Chamberlayne ParkwayCity: RichmondState: VAZip Code: 23220Telephone: (804) 7,804,023Fax: (804) 7,800,009Email: Stacey.Fayson@rrha.com**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 community unit plans)

**Application for: COMMUNITY UNIT PLAN**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- | | |
|--|---|
| <input checked="" type="checkbox"/> preliminary plan | <input type="checkbox"/> Final Plan |
| <input type="checkbox"/> preliminary plan admendment | <input type="checkbox"/> Final Plan Admenment |

Project Name/Location

Property Address: 3100 Nine Mile Road & 2101A Creighton Road Date: 12/14/2020
Tax Map #: E0000955001 & E0000955002 Fee: \$5600
Total area of affected site in acres: 38 Acres

(See page 7 for fee schedule, please make check payable to the "City of Richmond") ☒

Zoning

Current Zoning: R-53 Residential (Multi-Family)

Existing Use: Creighton Court Housing Community

Proposed Use

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

The goal is to redevelop Creighton Court.

Existing Use: Creighton Court Housing Community

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Ivan Wu

Company: Timmons Group

Mailing Address: 1001 Boulders Parkway, Suite 300

City: Richmond

State: Virginia

Zip Code: 23225

Telephone: (804) 2,006,529

Fax: ()

Email: ivan.wu@timmons.com

Property Owner: Richmond Redevelopment & Housing Authority (RRHA)

If Business Entity, name and title of authorized signer: Stacey Daniels-Fayson, Interim Chief Executive Officer

(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 901 Chamberlayne Parkway

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 7,804,023

Fax: (804) 7,800,009

Email: Stacey.Fayson@rrha.com

Property Owner Signature: SEE FIRST PAGE FOR 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 community unit plans)

Applicant's Report - Creighton Court Redevelopment
Date: 12/17/2020

The proposed redevelopment of Creighton Court to a mixed-income community has been a longstanding goal of the Richmond Redevelopment and Housing Authority (RRHA) and the City of Richmond. Under the leadership of The Community Builders (TCB) partnering with RRHA, and with the City's support, the redevelopment will continue the transformation of the East End of Richmond. The project joins hands with other key initiatives in Church Hill North that are underway. Most notable are Armstrong Renaissance, Bon Secours Community Hospital, The Market at 25th Street, The Kitchens at Reynolds and the streetscape improvements along Nine Mile Road. Armstrong Renaissance was the build first site to offer a priority for residents of Creighton court to relocate into a new mixed-income community.

The planning for a new mixed income community at Creighton Court was anchored by an inclusive community engagement process with the existing residents first, but also other community stakeholders. The initial discussions began in 2016 with Armstrong Renaissance. Most recently, the outreach and engagement occurred in September/October 2020, with the Final Concepts and Master Plans being presented in November/December 2020. The full details of the community engagement process can be reviewed and referenced in the Creighton Court Redevelopment 2020 Community Engagement Report dated December 2020 (attached). It was critical to hear and understand the resident concerns and practical needs related to safety, children and youth play areas, public gathering spaces, community center needs, green spaces, home styles, building materials, street & alley design, parking spaces, and updates. The proposed design sets out to achieve the goals most important to the current residents while working to decentralize poverty.

The Master Plan and CUP Ordinance sets the stage for the next steps of redevelopment at Creighton Court, augments the neighboring revitalization efforts for the Nine Mile Corridor, and serves as a catalyst for a new "East End Gateway" to the City. This Gateway, in the form of a mixed income community would anchor the East End of the Nine Mile Corridor and bring together Armstrong Renaissance, Creighton Court and the surrounding neighborhoods.

The Creighton Court site is approximately 36 acres and contains 504 dwelling units. The proposed plan envisions the demolition and removal of the existing buildings in phases as funding becomes available and proposes a maximum of 700 new dwelling units, Community Center, a large linear park at the center of the community, and recreation open spaces. The program goal is to deliver a high quality mixed-income neighborhood that will attract both current residents and residents of differing income levels .

The large linear park at the center of the community will accommodate several outdoor recreational activities for families and children of all ages. By establishing and enhancing walkability within the community and creating a central public amenity with visibility, the community will enable residents to enjoy good health, safety, and a high quality of life.

Many of the new homes will have front and rear yards with private parking pads accessible from rear alleys. This design allows for a pedestrian friendly streetscape with front porches, street trees, and sidewalks that keep the tradition of many Richmond neighborhoods. The master plan layout also ensures adequate safety, light and air into each residence. A mix of housing types (both rental and home ownership) ranges from one-story bungalows, two-story single-family detached homes, duplexes, strings of town homes, two- and three-story stacked flats and three and four-story multifamily apartment buildings with elevators. The new homes and community center will adequately address the accessibility and visitability needs of residents. This mix of housing types will provide a variety of appropriate unit choices for each different resident group including single adults, couples, families, senior citizens, and disabled residents.

Introducing new streets connecting with the existing street network knits the neighborhood together and distributes traffic with multiple entry and exit points to relieve any concerns about traffic congestion. Public safety requirements such as access for fire rescue and other emergency vehicles have been accommodated with proposed street widths, turning radii and geometries to provide circulation to and within the plan.

The architectural design process began with a canvas of existing residential neighborhoods in Richmond including Church Hill, Church Hill North, Chimborazo, Oakwood, Glenwood Park, Fairmount, Union Hill, Shockoe Bottom, Jackson Ward, Oregon Hill and the Fan District. A variety of architectural styles found in these neighborhoods have been incorporated. They include Greek Revival, Federal Style, Italianate, Queen Anne, and Colonial Revival. Combined with the variety in type, massing, materials (brick and siding) and color, the variety of styles will create a more authentic feeling neighborhood where each resident feels like they live in a unique home. The homes will incorporate these different styles with architectural elements like covered stoops, front porches, bay windows, decorative columns, door and window trim, and prominent cornices. Many will use the low sloping roof characteristic of the canvassed neighborhoods.

The quality of the new homes will blend the affordable, work force and market rate housing making them indistinguishable from each other. Such a residential character will enhance the image of the surrounding context as well.

It should be noted that although it's not part of the Creighton Court redevelopment project, the Boys & Girls Club of Metro Richmond (BGCMR) plans to transform the Eastlawn Shopping Center (just west of Creighton Court) into a facility that provides health services, college-prep, workforce development, and programs and activities for teens.

ALL THAT CERTAIN TRACT, PIECE, OR PARCEL OF LAND, BEING IN THE CITY OF RICHMOND, VIRGINIA, AND LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF N 29th STREET (A 60' RIGHT-OF-WAY) BETWEEN TATE STREET AND KAME STREET, AND BEING A PORTION OF TAX PARCEL NO. E0000895001, SAID PARCEL BEING DESIGNATED AS PARCEL 'A' ON A PLAT PREPARED BY H&B SURVEYING AND MAPPING, LLC, DATED NOVEMBER 14, 2020, ENTITLED, "BOUNDARY SURVEY OF PARCELS COMPRISING THE CREIGHTON COURT HOUSING DEVELOPMENT", SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS

BEGINNING AT A SET ROD AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF N 29TH STREET (PUBLIC AND 60' IN WIDTH) AND THE NORTHERN RIGHT-OF-WAY LINE OF TATE STREET (PUBLIC, UNIMPROVED AND 60' IN WIDTH), SAID ROD BEING MARKED P O B 'A' ON THE ABOVE MENTIONED PLAT

1. THENCE, WITH THE EASTERN RIGHT-OF-WAY LINE OF N 29TH STREET (PUBLIC AND 60 IN WIDTH) N 38°34'05" E 1042.71' TO A SET ROD.
2. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF N 29TH STREET (PUBLIC AND 60 IN WIDTH), WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 34.40', AN ARC LENGTH OF 218.73', A DELTA ANGLE OF 15°17'00", A CHORD BEARING OF N 41°23'55" E AND A CHORD LENGTH OF 218.00', TO A SET PUMP HOLE.
3. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF N 29TH STREET (PUBLIC AND 60 IN WIDTH) N 51°51'05" E 208.26' TO A FOUND CONCRETE MONUMENT, SAID MONUMENT BEING THE POINT OF CURVATURE OF THE RIGHT-OF-WAY RETURN LEADING INTO KANE STREET.
4. THENCE, CONTINUING WITH THE RIGHT-OF-WAY LINE OF N 29TH STREET, WITH THE RIGHT-OF-WAY RETURN LEADING INTO KANE STREET, WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00', AN ARC LENGTH OF 34.79', A DELTA ANGLE OF 89°39'20", A CHORD BEARING OF S 78°18'15" E, AND A CHORD LENGTH OF 30.56' TO A FOUND CONCRETE MONUMENT, SAID MONUMENT BEING THE POINT OF TANGENCY OF THE RIGHT-OF-WAY RETURN LEADING INTO KANE STREET.
5. THENCE, CONTINUING WITH THE RIGHT-OF-WAY LINE OF KANE STREET (PUBLIC AND 60 IN WIDTH) S 28°29'35" E 274.38' TO A FOUND LEAD NUB AND TACK, SAID LEAD NUB AND TACK BEING THE POINT OF CURVATURE OF THE RIGHT-OF-WAY RETURN LEADING INTO CREIGHTON ROAD.
6. THENCE, LEAVING THE SOUTHERN RIGHT-OF-WAY LINE OF KANE STREET, WITH THE RIGHT-OF-WAY RETURN LEADING INTO CREIGHTON ROAD, WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00', AN ARC LENGTH OF 24.18', A DELTA ANGLE OF 89°16'22", A CHORD BEARING OF S 00°00'36" W, AND A CHORD LENGTH OF 22.73', TO A FOUND MONUMENT, SAID MONUMENT BEING THE BEGINNING OF THE DIVISION BETWEEN THE PUBLIC AND PRIVATE RIGHTS-OF-WAY FOR CREIGHTON ROAD, SAID ROD ALSO BEING THE POINT OF BEGINNING FOR PARCEL B* DESCRIBED BELOW.
7. THENCE, WITH THE WESTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60+ IN WIDTH) S 05°46'41" W 842.15' TO A SET NAIL.
8. THENCE, CONTINUING WITH THE WESTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60 IN WIDTH), WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS AND 40.00', AN ARC LENGTH OF 30.50', A DELTA ANGLE OF 17°35' 00", A CHORD BEARING OF S 28°40'07" W AND A CHORD LENGTH OF 248.73', TO A FOUND ROD.
9. THENCE, CONTINUING WITH THE WESTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60 IN WIDTH) S 18°57'15" W 246.85' TO A SET ROD, SAID ROD BEING THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD AND THE WESTERN RIGHT-OF-WAY LINE OF TATE STREET (PUBLIC, UNIMPROVED AND 60 IN WIDTH).
10. THENCE, WITH THE NORTHERN RIGHT-OF-WAY LINE OF TATE STREET (PUBLIC, UNIMPROVED AND 60 IN WIDTH) N 55°45'50" W 427.33' TO A SET ROD.

SAID ROD BEING THE TRUE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 10 981 ACRES OR 478 324 SQUARE FEET, MORE OR LESS

NOTES:

- 1 THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY AND WAS PERFORMED USING
TRADITIONAL FIELD TECHNIQUES
- 2 HORIZONTAL (NAD83) AND VERTICAL (NAVD83-GEOD 128) DATUM ESTABLISHED
THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON 02-14-2017
DIFFERENTIAL CORRECTIONS WERE DERIVED FROM NATIONAL GEODETIC SURVEY
(NCS) CONTINUALLY OPERATING REFERENCE STATION (CORS) "VAAD" COORDINATE
VALUES IF SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE
SYSTEM SOUTH ZONE
- 3 THE PROPERTY SHOWN HEREON FALLS IN THE FOLLOWING FLOOD HAZARD ZONE
"X" (UNSHADED) AREAS ARE DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOOD PLAIN. THE UNSHADED BOUNDARY IS NOT GUARANTEED. THIS AREA IS SHOWN OF
A GRAPHICALLY IF IT FALLS WITHIN THE LIMITS OF THIS SURVEY. AS SCALED FROM
FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 510120002D, REVISED DATE APRIL
2, 2009
- 4 PROPERTY LINES SHOWN HEREON ARE TAKEN FROM COURT HOUSE RECORDS.
EVIDENCE OF DOCUMENTATION AND OCCUPATION FOUND IN THE FIELD. THIS SURVEY
CONSTITUTES A BOUNDARY SURVEY AND WAS PREPARED WITH THE BENEFIT OF A
PRELIMINARY TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE
COMPANY COMMITMENT NO NE20-24694 EFFECTIVE DATE JUNE 18, 2020 AT 8:00 A.M.
- 5 BEARINGS AND DISTANCES ENCLOSED BY PARENTHESES () ARE SURVEY TIES TO
FIELD MONUMENTATION TO ADJACENT PARCELS OR RIGHTS-OF-WAY
- 6 NO CEMENT TIES WERE OBSERVED DURING OUR PERMITTER SURVEY. NO FURTHER
INVESTIGATIONS WERE MADE TO DETERMINE THE POSSIBLE EXISTENCE OF ANY
OBSCURED OR UNMARKED GRAVE SITES
- 7 THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF
ALISON H. HANSON, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER HER
SUPERVISION. THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 11-14-2020
THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM
ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION: PARCEL "B"

ALL THAT CERTAIN TRCT, PIECE, OR PARCEL OF LAND, BEING IN THE CITY OF RICHMOND, VIRGINIA, AND BEING THE RIGHT-OF-WAY OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH) BETWEEN TATE STREET AND KANE STREET, AND BEING A PORTION OF TAX PARCEL NO. E0800955002, SAID PARCEL BEING DESIGNATED AS PARCEL "B" ON A PLAT PREPARED BY HEBB SURVEYING AND MAPPING, L.L.C. DATED NOVEMBER 14, 2020, ENTITLED, "BOUNDARY SURVEY OF PARCELS COMPRISING THE CREIGHTON COURT HOUSING DEVELOPMENT", SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS

BEGINNING AT A SET ROD MARKING THE NORTHERN END OF THE DIVISION LINE BETWEEN THE PUBLIC AND PRIVATE RIGHTS-OF-WAY FOR CREIGHTON ROAD; SAID ROD BEING THE POINT OF TANGENCY OF THE RIGHT-OF-WAY RETURN LEADING INTO CREIGHTON ROAD FROM KANE STREET, SAID ROD BEING MARKED P O B "B" ON THE ABOVE MENTIONED PLAT

1. THENCE, CROSSING CREIGHTON ROAD TO THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' +/- IN WIDTH), S 43°42'51" E 64.58' TO A SET NAIL, SAID NAIL MARKING THE SOUTHERN END OF THE DIVISION LINE BETWEEN THE PUBLIC AND PRIVATE RIGHTS OF WAY FOR CREIGHTON ROAD. SAID NAIL ALSO BEING THE POINT OF BEGINNING FOR THE 60' +/- DESCRIBED BELOW.
2. THENCE, ALONG THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' +/- IN WIDTH), WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1011.00', AN ARC LENGTH OF 93.05', A DELTA ANGLE OF 05°16'24", A CHORD BEARING OF S 43°24'59" W, AND A CHORD LENGTH OF 93.02', TO A SET ROD.
3. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), S 40°48'17" W 32.00', TO A SET NAIL, SAID NAIL BEING THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF WALCOTT PLACE (PRIVATE AND 32' IN WIDTH) AND THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH).
4. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), S 40°48'17" W 32.00', TO A SET NAIL, SAID NAIL BEING THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF WALCOTT PLACE (PRIVATE AND 32' IN WIDTH) AND THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH).
5. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), S 40°48'47" W 438.63', TO A SET NAIL.
6. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 340.00', AN ARC LENGTH OF 225.49', A DELTA ANGLE OF 23°55'32", A CHORD BEARING OF S 28°49'01" W, AND A CHORD LENGTH OF 223.86', TO A FOUND ROD.
7. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), S 16°51'15" W 268.57', TO A FOUND CONCRETE MONUMENT BEING THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH) AND THE EASTERN RIGHT-OF-WAY LINE OF TATE STREET (PUBLIC, UNIMPROVED AND 60' IN WIDTH).
8. THENCE, CROSSING CREIGHTON ROAD TO THE WESTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), N 51°18'44" W 63.78', TO A SET ROD.
9. THENCE, WITH THE WESTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), N 16°51'15" E 246.85', TO A FOUND ROD.
10. THENCE, CONTINUING WITH THE WESTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 603.00', AN ARC LENGTH OF 250.55', A DELTA ANGLE OF 23°55'31", A CHORD BEARING OF S 01°01' E, AND A CHORD LENGTH OF 249.13', TO A FOUND ROD.
11. THENCE, CONTINUING WITH THE WESTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' +/- IN WIDTH), N 40°46'47" E 642.15', TO A SET ROD.

SAID ROD BEING THE TRUE POINT AND PLACE OF BEGINNING CONTAINING AN AREA OF 1.842 ACRES OR 80,235 SQUARE FEET MORE OR LESS

LEGAL DESCRIPTION: PARCEL "C"

ALL THAT CERTAIN TRACT, TWICE, OR PARCEL OF LAND, BEING IN THE CITY OF RICHMOND IN VIRGINIA, AND LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) BETWEEN TATE STREET AND INTERSTATE ROUTE 64, AND BEING A PORTION OF TAX PARCEL NO. 60000085001, SAID PARCEL BEING DESIGNATED AS PARCEL "C" ON A PLAT PREPARED BY H&S SURVEYING AND MAPPING, LLC, DATED NOVEMBER 14, 2020, ENTITLED, "BOUNDARY SURVEY OF PARCELS COMPRISING THE CREIGHTON COURT HOUSING DEVELOPMENT," SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A SET NAIL MARKING THE SOUTHERN END OF THE DIVISION LINE BETWEEN THE PUBLIC AND PRIVATE RIGHTS-OF-WAY FOR CREIGHTON ROAD, SAID NAIL BEING ON THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PUBLIC AND VARIABLE IN WIDTH) AND BEING SOUTH OF THE SOUTHERN TERMINUS OF KANE STREET, SAID NAIL BEING MARKED P.O.B. "C" ON THE ABOVE MENTIONED PLAT

OWNERSHIP & REFERENCES:

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY

D/B 534A PG 401, D/ 534B, PG 541, D/B 534C PG 199, 200 & 201, D/B 534C PG 70, 21, 22 & 24, D/B 534C PG 230 & 232, D/B 534A PG 261, D/B 535 PG 381, 386 & 472, D/B 534 PG 29, D/B 534 PG ~~NO LESS & EXCEPT~~ EXCESS AND AS SHOWN ON DPW DVG # 11141-1, ~~LESS & EXCEPT~~ STREET RIGHTS-OF-WAY PER CITY ORDINANCE NO. 06-03-54, ADOPTED MARCH 28, 1980 AS SHOWN ON DPW DVG # C-17008, ~~PLS~~ AREAS OF STREET RIGHTS-OF-WAY CLOSED PER CITY ORDINANCE NO. 87-183-19, ADOPTED JUNE 21, 1987 & ACCEPTED JULY 23, 1997 / FULL WIDTH RW MAINTENANCE & UTILITY ESALT RETAINED BY THE CITY OF RICHMOND AS SHOWN ON DPW DVG # C-23117

THE FOLLOWING STREET ROWS WERE DEDICATED IN WHOLE (OR IN PART) FROM RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY TO THE CITY OF RICHMOND PER CITY ORDINANCE NO. 60-62-54, ADOPTED MARCH 28, 1980 AS SHOWN ON DPW DWG # O-1208, N 29th STREET, CREIGHTON ROAD, WALCOTT PLACE, BUNCHIE PLACE, NINE MILE ROAD, TATE STREET AND TUXEDO BOULEVARD

1. THENCE, WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PUBLIC AND VARIABLE IN WIDTH) WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1011.00', AN ARC LENGTH OF 48.61', A DELTA ANGLE OF 62°39'41", A CHORD BEARING OF N 47°22'33" E, AND A CHORD LENGTH OF 48.65', TO A SET NAIL.
2. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PUBLIC AND VARIABLE IN WIDTH), N 48°15'31" E, 123.78', TO A SET ROD.
3. THENCE, LEAVING THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PUBLIC AND VARIABLE IN WIDTH), ALONG THE COMMON LINE WITH JERRY L. SULLIVAN (TAX PARCEL NO. E0000955013), S 78°39'27" E, 171.45', TO A FOUND VOTED CONCRETE MONUMENT, SAID MONUMENT BEING ON THE WESTERN RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 64 (PUBLIC AND VARIABLE IN WIDTH), S 40°00'00" E, 125.00', SAID MONUMENT ALSO BEING ON THE WESTERN RIGHT-OF-WAY LINE OF TUXEDO BOULEVARD (PUBLIC, UNIMPROVED AND 50' IN WIDTH).
4. THENCE, LEAVING THE COMMON LINE WITH JERRY L. SULLIVAN AND WITH THE WESTERN RIGHT-OF-WAY LINE OF TUXEDO BOULEVARD (PUBLIC, UNIMPROVED AND 50' IN WIDTH), S 29°07'57" E, 355.37', TO A FOUND VOTED CONCRETE MONUMENT, SAID MONUMENT BEING ON THE WESTERN RIGHT-OF-WAY LINE OF NINE MILE ROAD (PUBLIC AND VARIABLE IN WIDTH).
5. THENCE, WITH THE WESTERN RIGHT-OF-WAY LINE OF NINE MILE ROAD (PUBLIC AND VARIABLE IN WIDTH), S 83°53'31" W, 108.39', TO A FOUND ROD IN SIDEWALK CUT-OUT.
6. THENCE, CONTINUING WITH THE WESTERN RIGHT-OF-WAY LINE OF NINE MILE ROAD (PUBLIC AND VARIABLE IN WIDTH), WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 95.41', AN ARC LENGTH OF 10.27', A DELTA ANGLE OF 92°27'40", A CHORD BEARING OF S 62°50'54" W, AND A CHORD LENGTH OF 143.95', TO A FOUND ROD IN SIDEWALK CUT-OUT.
7. THENCE, CONTINUING WITH THE WESTERN RIGHT-OF-WAY LINE OF NINE MILE ROAD (PUBLIC AND VARIABLE IN WIDTH), S 38°07'19" W, 207.75', TO A SET NAIL, SAID NAIL BEING THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF BUNCHE PLACE (PRIVATE AND 60' IN WIDTH) AND THE WESTERN RIGHT-OF-WAY LINE OF NINE MILE ROAD (PUBLIC AND VARIABLE IN WIDTH).
8. THENCE, CONTINUING WITH THE WESTERN RIGHT-OF-WAY LINE OF NINE MILE ROAD (PUBLIC AND VARIABLE IN WIDTH), S 58°07'19" W, 32.00', TO A SET NAIL, SAID NAIL BEING THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF BUNCHE PLACE (PRIVATE AND 60' IN WIDTH) AND THE WESTERN RIGHT-OF-WAY LINE OF NINE MILE ROAD (PUBLIC AND VARIABLE IN WIDTH).
9. THENCE, CONTINUING WITH THE WESTERN RIGHT-OF-WAY LINE OF NINE MILE ROAD (PUBLIC AND VARIABLE IN WIDTH), S 58°07'19" W, 264.40', TO A SET NAIL.
10. THENCE, CONTINUING WITH THE WESTERN RIGHT-OF-WAY LINE OF NINE MILE ROAD (PUBLIC AND VARIABLE IN WIDTH), S 60°23'34" W, 511.94', TO A FOUND CONCRETE MONUMENT, SAID MONUMENT BEING THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF TATE STREET (PUBLIC, UNIMPROVED AND 60' IN WIDTH) AND THE WESTERN RIGHT-OF-WAY LINE OF NINE MILE ROAD (PUBLIC AND VARIABLE IN WIDTH).
11. THENCE, WITH THE NORTHERN RIGHT-OF-WAY LINE OF TATE STREET (PUBLIC, UNIMPROVED AND 60' IN WIDTH), N 29°35'04" W, 64.84', TO A FOUND CONCRETE MONUMENT.
12. THENCE, CONTINUING WITH THE NORTHERN RIGHT-OF-WAY LINE OF TATE STREET (PUBLIC, UNIMPROVED AND 60' IN WIDTH), WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 242.77', AN ARC LENGTH OF 80.24', A DELTA ANGLE OF 18°56'32", A CHORD BEARING OF N 30°42'12" W, AND A CHORD LENGTH OF 79.98', TO A SET ROD.
13. THENCE, CONTINUING WITH THE NORTHERN RIGHT-OF-WAY LINE OF TATE STREET (PUBLIC, UNIMPROVED AND 60' IN WIDTH), N 48°53'31" W, 205.19', TO A FOUND CONCRETE MONUMENT, SAID MONUMENT BEING THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF TATE STREET (PUBLIC, UNIMPROVED AND 60' IN WIDTH) AND THE NORTHERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH) AND THE NORTHERN RIGHT-OF-WAY LINE OF TATE STREET (PUBLIC, UNIMPROVED AND 60' IN WIDTH).
14. THENCE, WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), N 15°51'15" E, 268.59', TO A FOUND ROD.
15. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 545.00', AN ARC LENGTH OF 225.49', A DELTA ANGLE OF 21°53'52", A CHORD BEARING OF N 28°49'01" E, AND A CHORD LENGTH OF 223.80', TO A SET NAIL.
16. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), N 40°48'47" E, 639.03', TO A SET NAIL, SAID NAIL BEING THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 32' IN WIDTH) AND THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH).
17. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), N 40°48'47" E, 32.00', TO A SET NAIL, SAID NAIL BEING THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF WALCOTT PLACE (PRIVATE AND 60' IN WIDTH) AND THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH).
18. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), N 40°48'47" E, 72.00', TO A SET ROD.
19. THENCE, CONTINUING WITH THE EASTERN RIGHT-OF-WAY LINE OF CREIGHTON ROAD (PRIVATE AND 60' IN WIDTH), WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1011.00', AN ARC LENGTH OF 93.05', A DELTA ANGLE OF 65°18'24", A CHORD BEARING OF N 47°23'49" E, AND A CHORD LENGTH OF 93.02', TO A SET NAIL.

SAID HAIL BEING THE TRUE POINT AND PLACE OF BEGINNING. CONTAINING AN AREA OF 23.217 ACRES OR 1,011,312 SQUARE FEET, MORE OR LESS.

PARCEL AREAS & PARCEL ID:

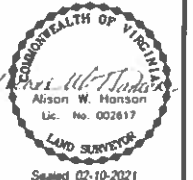
- | | |
|---|---|
| 1 | PARCEL "A" |
| 1.1 | AREA=10.981 ACRES (478,324 S.F.) |
| 1.2 | PARCEL ID: E0000955001 (IN PART) |
| 2 | PARCEL "B" |
| 2.1 | AREA=1.842 ACRES (80,235 S.F.) |
| 2.2 | PARCEL ID: E0000955002 (IN PART) |
| 3 | PARCEL "C" INCLUDES WALCOTT PLACE &
(BOTH PRIVATE ROADS BEING PART OF PARCEL
E0000955002) |
| 3.1 | AREA=23.217 ACRES (1,011,341 S.F.) |
| 3.2 | PARCEL ID: E0000955003 (IN PART) |
| TOTAL AREA = 36.040 ACRES (1,569,908 S.F.) | |

**BOUNDARY SURVEY OF
PARCELS COMPRISING THE
CREIGHTON COURT HOUSING
DEVELOPMENT
CITY OF RICHMOND, VIRGINIA
SCALE 1"=100'**

Job #: TG2005.01
Date: 11-14-2020
Sheet: 1 of 2
Drawn By: WFW
Checked By: WFW

[illegible]

Professional Seal



Sealed 02-10-2021

B Surveying and Mapping, LLC
insightful solutions, quality service

A DBE/WBE SWaM Certified Business

616 McCormick Park Drive
Richmond, VA 23236
804 330 3781 Office 804 859 5330 Fax

614 Macdowell Park Drive Richmond, VA 23236 804 330 3781 Office 804 859 5330 Fax	Produced at Richmond Office Location
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www.fordmotor.com

Sheet Status:

FINAL

Submittal Date:

02-10-2021



OWNERSHIP & REFERENCES:

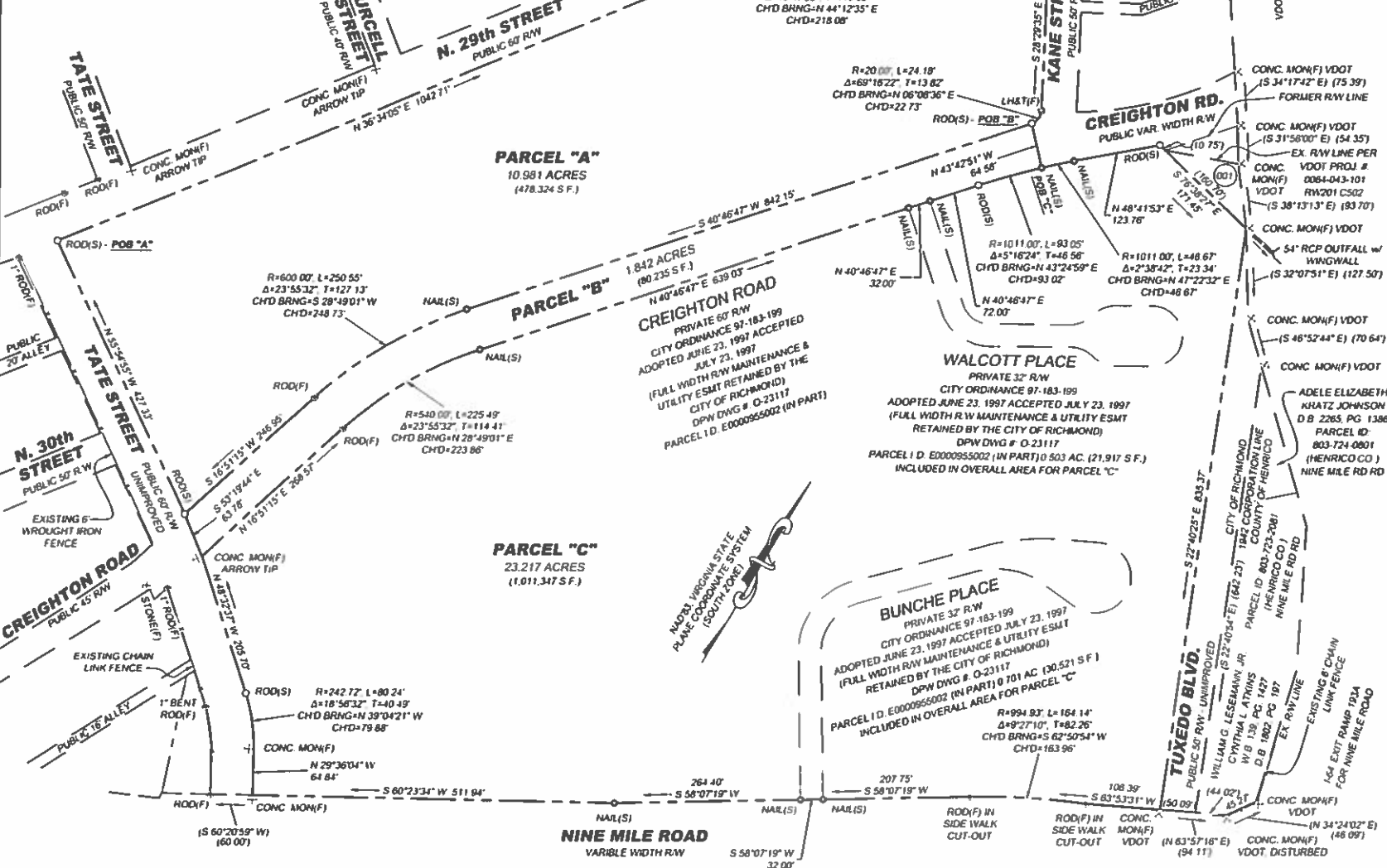
RICHMOND REDEVELOPMENT & HOUSING AUTHORITY

D.B. 534A, PG. 403; D.B. 534B, PG. 541; D.B. 534C, PGS. 198, 200 & 201; D.B. 534D, PGS. 20, 21, 23 & 24; D.B. 534E, PGS. 238 & 239; D.B. 535A, PG. 261; D.B. 535B, PGS. 343, 456 & 472; D.B. 535D, PG. 29; P.B. 13, PG. 10. **LESS & EXCEPT** EXCESS LAND AS SHOWN ON DPW DWG # P-11414.1, **LESS & EXCEPT** STREET RIGHTS-OF-WAY PER CITY ORDINANCE NO. 80-62-54, ADOPTED MARCH 28, 1960 AS SHOWN ON DPW DWG # O-12098, **PLUS** AREAS OF STREET RIGHTS-OF-WAY CLOSED PER CITY ORDINANCE NO. 97-183-199, ADOPTED JUNE 23, 1997 & ACCEPTED JULY 23, 1997 (FULL WIDTH R/W MAINTENANCE & UTILITY ESMT RETAINED BY THE CITY OF RICHMOND) AS SHOWN ON DPW DWG # O-23117.

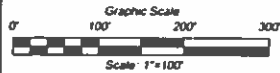
PARCEL AREAS & PARCEL ID:

1. PARCEL "A"
AREA=10.981 ACRES (478,324 S.F.)
PARCEL ID: E0000955001 (IN PART)
2. PARCEL "B"
AREA=1.842 ACRES (80,235 S.F.)
PARCEL ID: E0000955002 (IN PART)
3. PARCEL "C"
AREA=23.217 ACRES (1,011,347 S.F.)
PARCEL ID: E0000955002 (IN PART)

TOTAL AREA = 36.040 ACRES (1,569,908 S.F.)



Sheet Status:
FINAL
Submittal Date:
02-10-2021



THE FOLLOWING STREET R/W'S WERE DEDICATED IN WHOLE (OR IN PART) FROM RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY TO THE CITY OF RICHMOND PER CITY ORDINANCE NO. 80-62-54, ADOPTED MARCH 28, 1960 AS SHOWN ON DPW DWG # O-12098, N. 29th STREET, CREIGHTON ROAD, WALCOTT PLACE, BUNCHE PLACE, NINE MILE ROAD, TATE STREET AND TUXEDO BOULEVARD.

POB "A" COORDINATE	POB "B" COORDINATE	POB "C" COORDINATE
N 3,723,405.78 E 11,801,449.82	N 3,724,258.24 E 11,802,543.28	N 3,724,211.55 E 11,802,589.91

**BOUNDARY SURVEY OF
PARCELS COMPRISING THE
CREIGHTON COURT HOUSING
DEVELOPMENT
CITY OF RICHMOND, VIRGINIA
SCALE 1"=100'**

Job #: TG2005.01
Date: 11-14-2020
Sheet: 2 of 2
Drawn By: WFW
Checked By: WFW

Rev. #	Rev. Date

Professional Seal

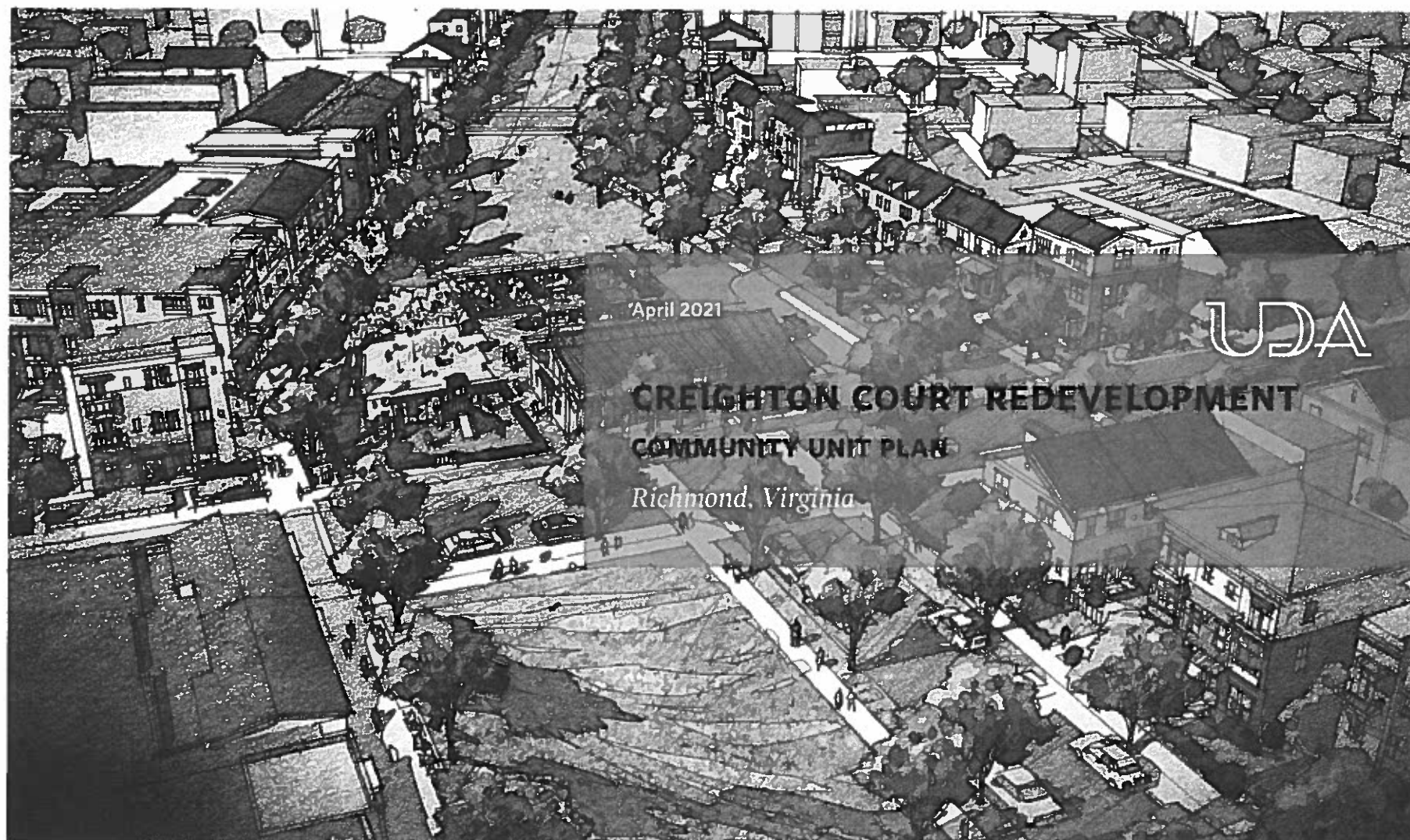
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Alison W. Hanson
Lic. No. 002617
LAND SURVEYOR
Sealed: 02-10-2021

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April 2021

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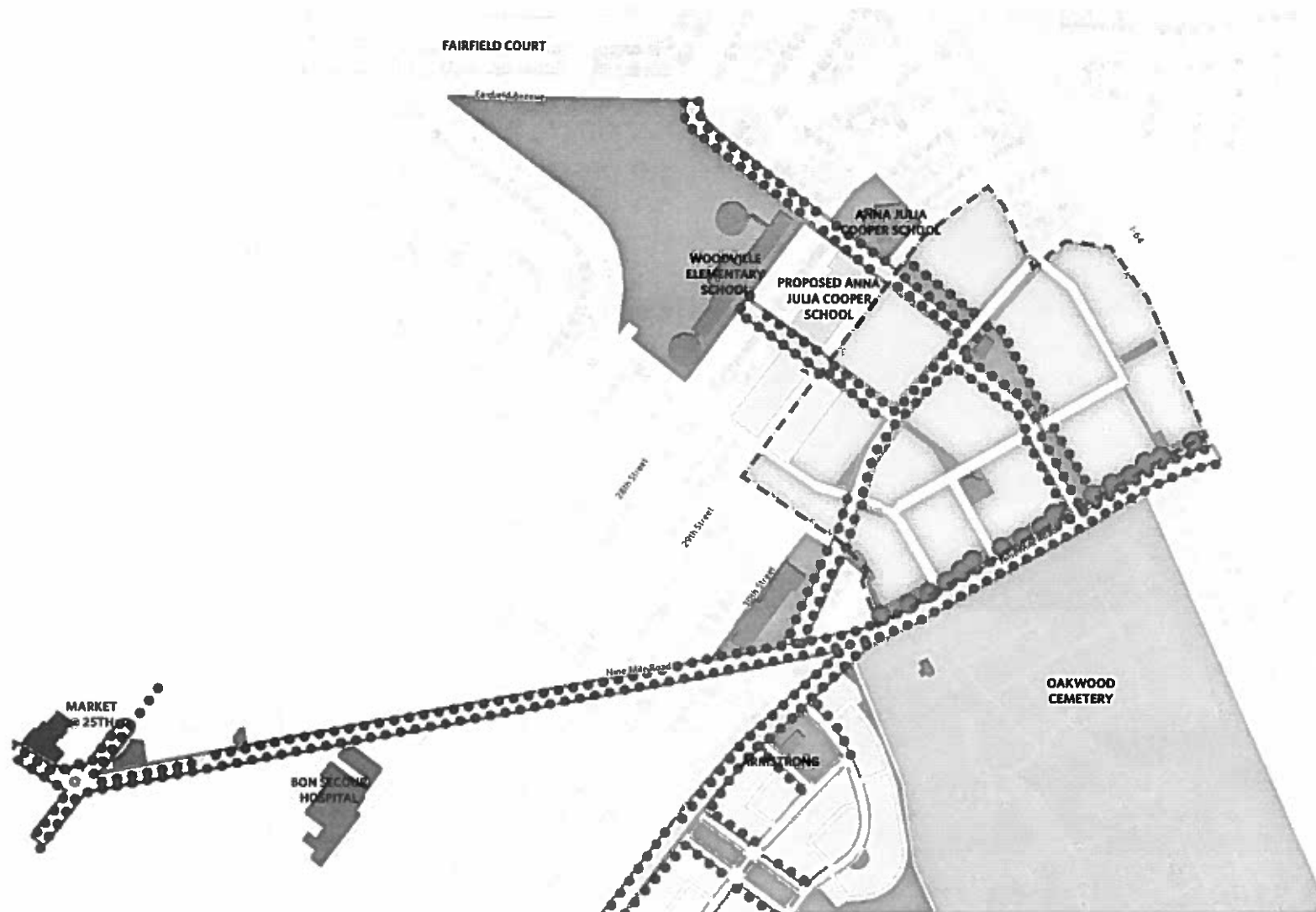
**CREIGHTON COURT REDEVELOPMENT
COMMUNITY UNIT PLAN**

Richmond, Virginia

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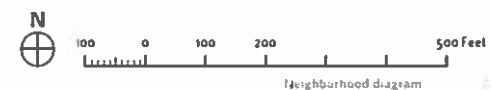


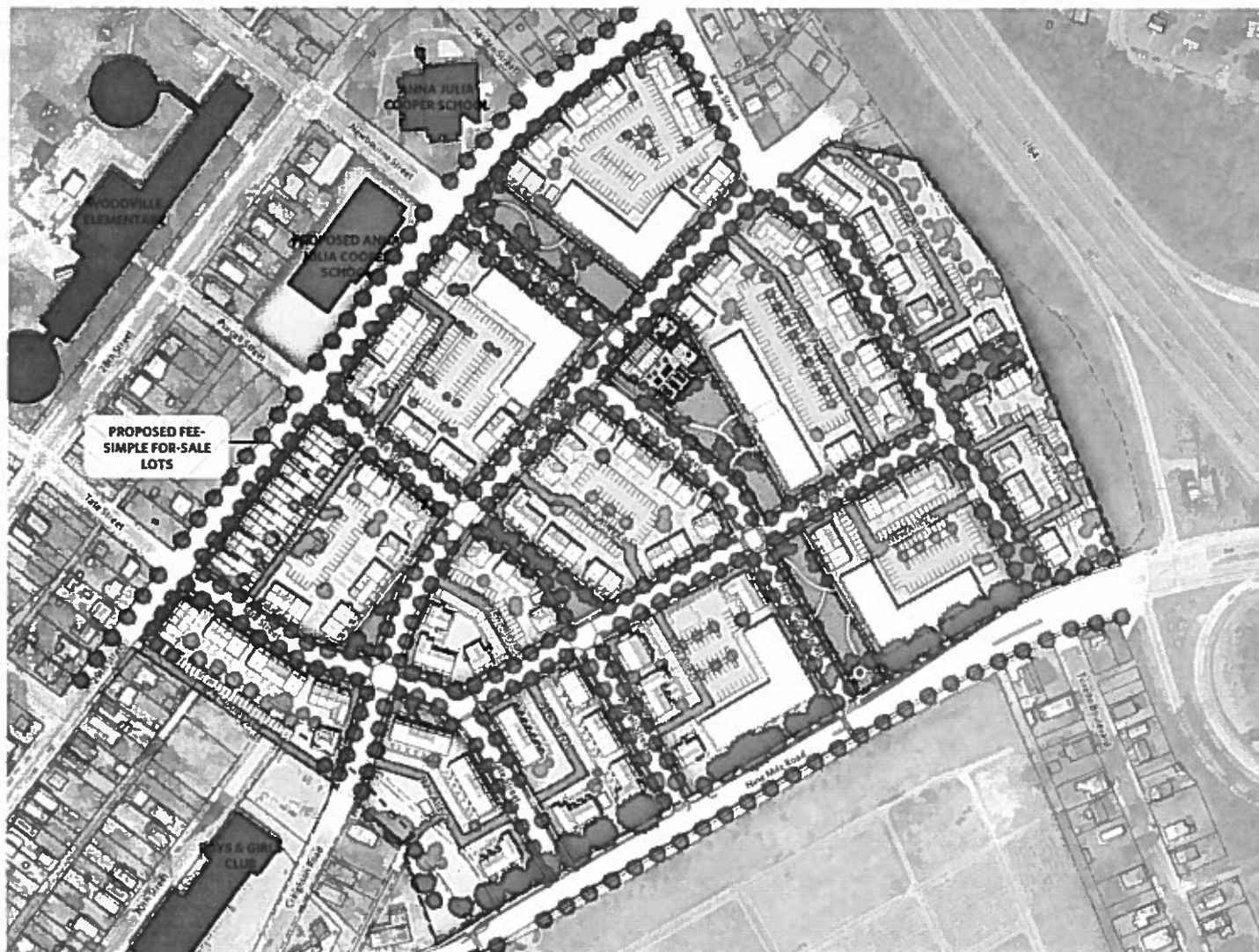


URBAN DESIGN ASSOCIATES

NEIGHBORHOOD DIAGRAM

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Location Plan

RESIDENTIAL PROGRAM (APPROXIMATE)

Fee Simple For Sale Lots	16 Maximum
Mixed Income Rental Units	684
TOTAL	700 MAXIMUM

PARKING PROGRAM (APPROXIMATE)

On-Street	340
Off-Street	720
TOTAL	1,060

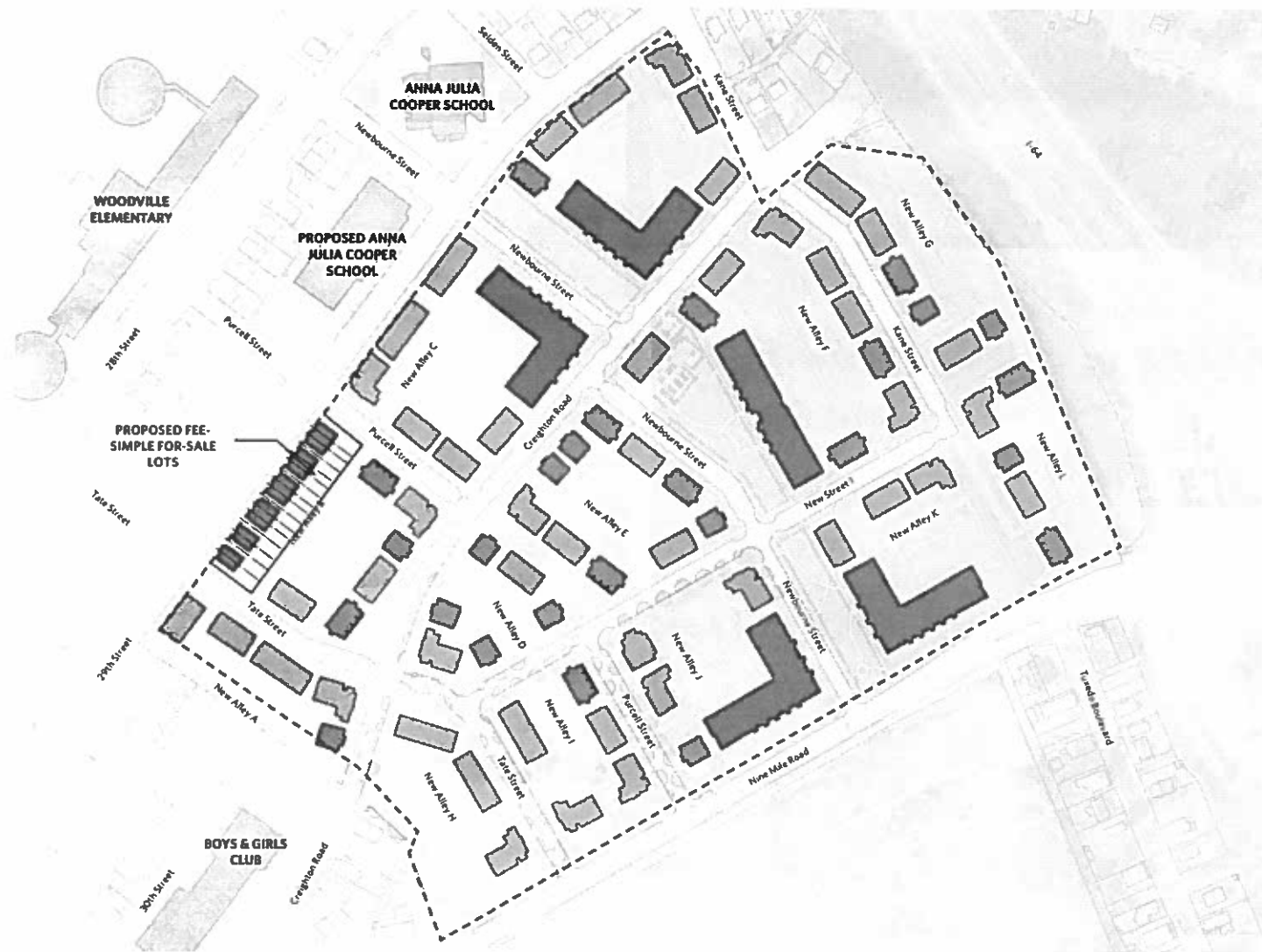
- CUP BOUNDARY
- BUILDINGS
- COMMUNITY GREEN SPACE
- PARKING LOTS
- PATHS AND SIDEWALKS
- GREEN SPACE AROUND BUILDINGS

ILLUSTRATIVE MASTER PLAN

CONCEPTUAL MASTER PLAN FOR THE NEW MAIN ROAD PROJECT, APRIL 2021



Illustrative Master Plan



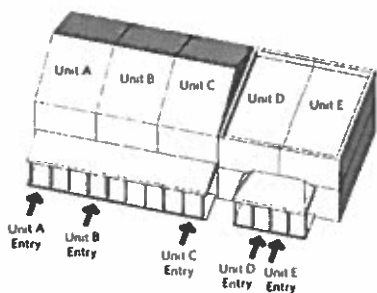
BUILDING TYPOLOGY DIAGRAM

RECEIVED FROM THE URBAN DESIGN ASSOCIATES / 100 EASTONE WASHINGTON / APRIL 2017





Church Hill Townhouse Precedents



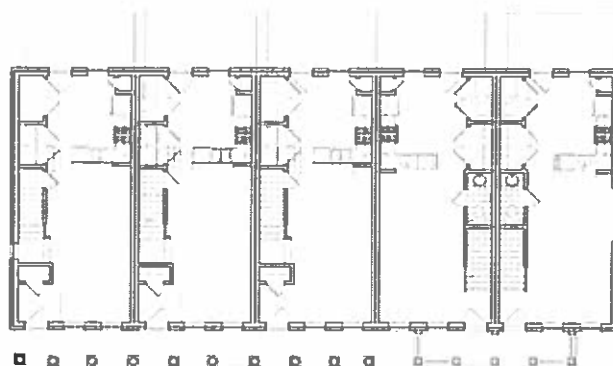
3D Diagram example of Townhouse building type



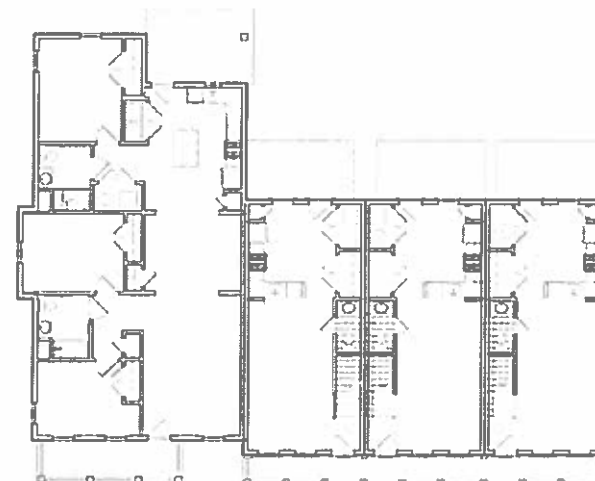
Elevation — Row of five Townhouses*



Elevation — Row of four Townhouses*



Floor plan — Row of five Townhouses*



Floor Plan — Row of four Townhouses*

* Elevations and plans shown are representative and express general character only

BUILDING TYPES — TOWNHOUSE

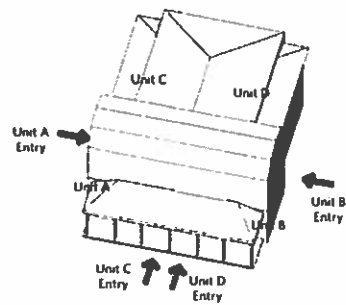
AMERICAN CATHOLIC PEACE UNIVERSITY • KIRKLAND, VIRGINIA • APRIL 2003

1/16" = 1' 8 8 16 40 feet

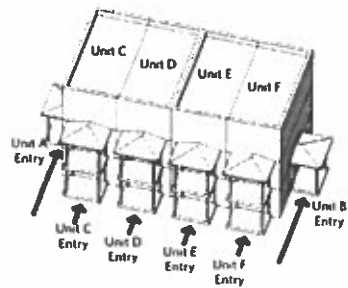
Building Types — Townhouse



Church Hill Precedents



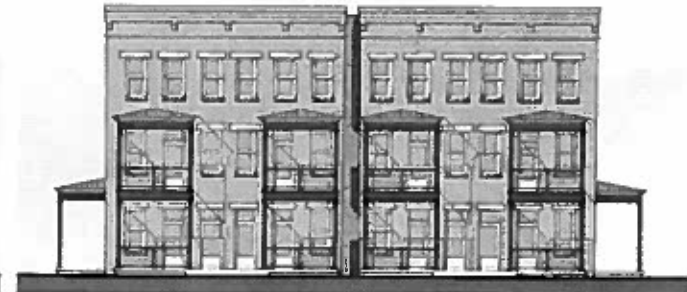
3D Diagram example of Stacked Flats building type



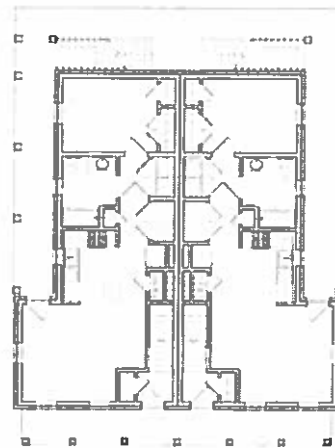
3D Diagram example of Stacked Townhouse building type



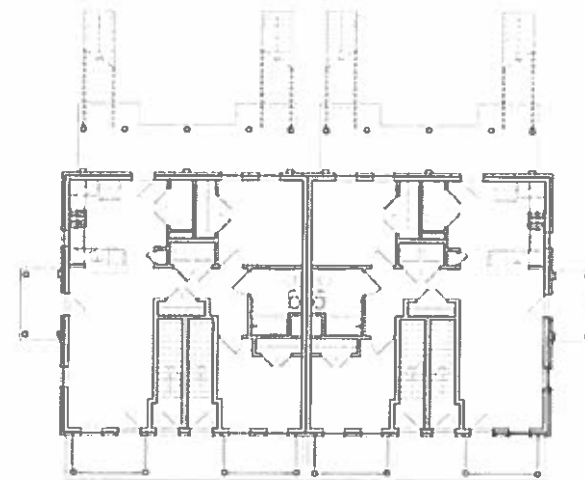
Elevation — Stacked Flats*



Elevation — Stacked Townhouses*



Floor Plan — Stacked Flats*



Floor Plan — Stacked Townhouses*

* Elevations and plans shown are representative and express general character only

BUILDING TYPES — STACKED TOWNHOUSES AND FLATS

1/16" = 1' 0 5 10 15 20 Feet

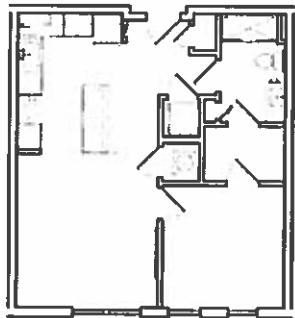


Multi-Family Building Precedents

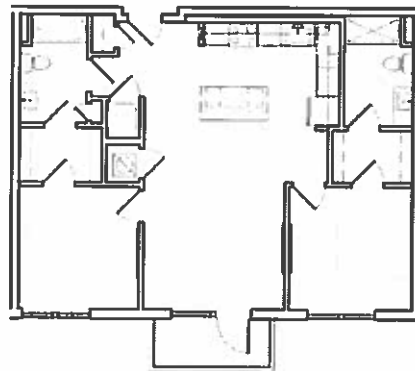


Elevation — Multi-Family Corridor Building*

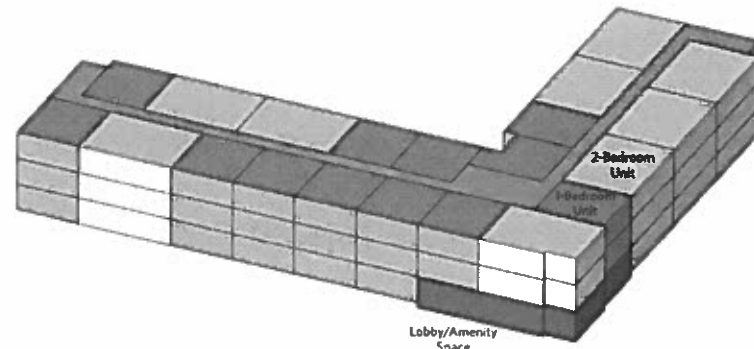
1/16" = 1' 0 8 16 40 Feet



Floor Plan — Typical 1-Bedroom Unit*



Floor Plan — Typical 2-Bedroom Unit*

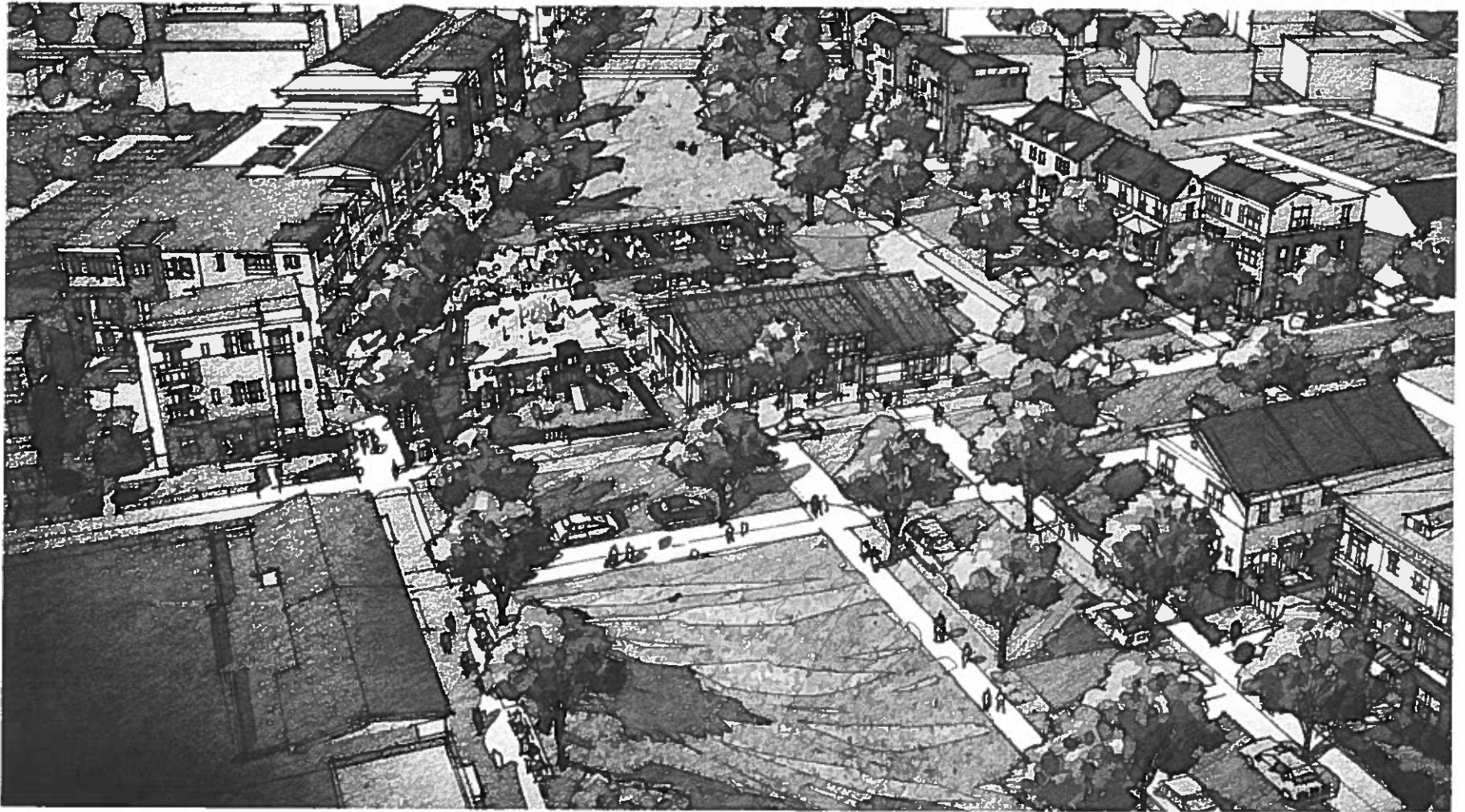


3D Diagram example of Multi-Family Corridor building type

* Elevations and plans shown are representative and express general character only

BUILDING TYPES — MULTI-FAMILY CORRIDOR BUILDING

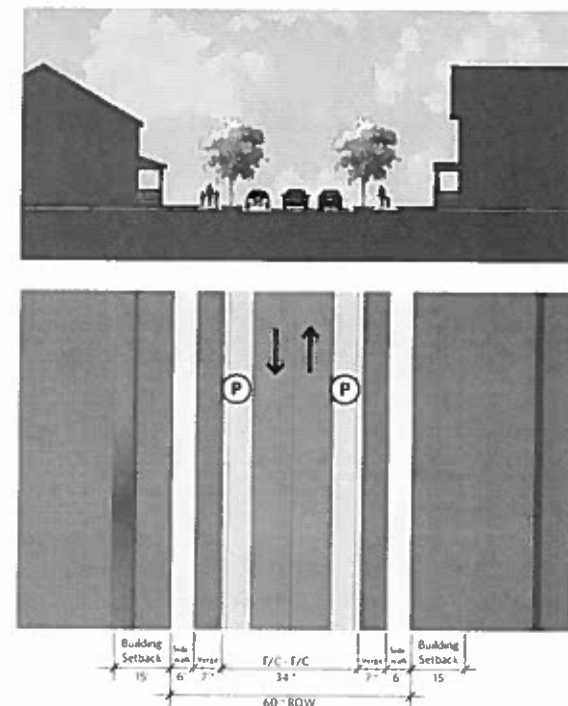
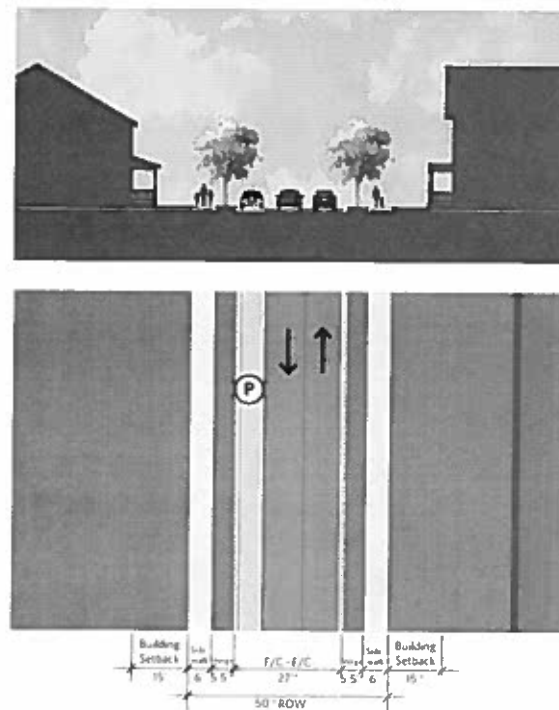
3/32" = 1' 0 8 16 32 Feet



Perspective View Looking South down the Linear Open Space

OPEN SPACE — VIEW OF LINEAR PARK

PAUL HENKIN ARCHITECTS & ASSOCIATES, URBAN DESIGN ASSOCIATES, VERBORGEN DE JONCKHEERE



URBAN DESIGN ASSOCIATES

* OR AS APPROVED BY THE DIRECTOR OF DPW DURING CONSTRUCTION PLAN REVIEW

**NOTE: PAVEMENT SECTIONS TO BE REVIEWED & APPROVED BY THE
DIRECTOR OF DPW DURING CONSTRUCTION PLAN REVIEW.**

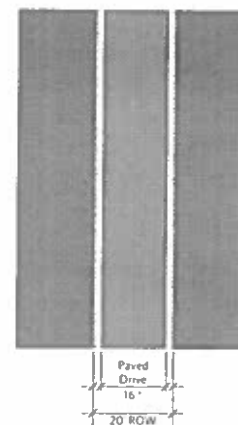
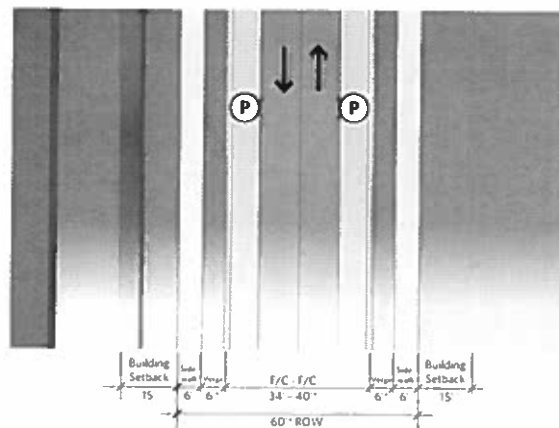
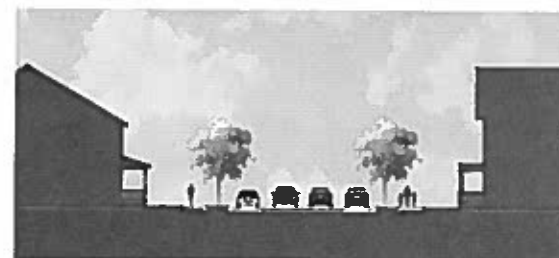
STREET SECTIONS

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Street sections



Street Section Key



STREET SECTIONS

PLAN FOR CONSTRUCTION OF STREETS AND ALLEYS TO BE REVIEWED & APPROVED BY THE DIRECTOR OF DPW DURING CONSTRUCTION PLAN REVIEW.

* OR AS APPROVED BY THE DIRECTOR OF DPW DURING CONSTRUCTION PLAN REVIEW

NOTE: PAVEMENT SECTIONS TO BE REVIEWED & APPROVED BY THE DIRECTOR OF DPW DURING CONSTRUCTION PLAN REVIEW.



CITY OF RICHMOND

PLANNING COMMISSION

JULY 6, 2021

RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING THE CREIGHTON COURT REDEVELOPMENT PRELIMINARY COMMUNITY UNIT PLAN

WHEREAS, a request has been submitted to create the Creighton Court Redevelopment Community Unit Plan and;

WHEREAS, the purpose of such community unit plan will create the development standards for approximately 38 acres of land known as 3100 Nine Mile Road, 3070 Nine Mile Road, 2101A Creighton Road and portions of adjacent unimproved public rights-of-way in Tate Street and Tuxedo Boulevard, under certain terms and conditions; and

WHEREAS, the Commission has reviewed said request, as depicted in the plan entitled "Creighton Court Redevelopment, Community Unit Plan, Richmond, Virginia," prepared by Urban Design Associates, and dated April, 2021, and received a report from the Department of Planning and Development Review, and found said request to be consistent with the regulations of the Zoning Ordinance and Master Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Richmond, Virginia, in accordance with Division 30 of Chapter 30 of the Code of the City of Richmond (2020), as amended, hereby determines that the proposed Preliminary Community Unit Plan will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding properties, will not unreasonably impair an adequate supply of light and air to adjacent properties, will not unreasonably increase congestion in streets and will not increase public danger from fire or otherwise unreasonably affect public safety and will not diminish or impair the established values of property in surrounding areas;

AND BE IT FURTHER RESOLVED that the Planning Commission having held a public hearing on the proposed Creighton Court Redevelopment Community Unit Plan on July 6, 2021, hereby approves said Preliminary Community Unit Plan, subject to the following conditions:

1. The Final Plan application for the first phase of development of the Project must be submitted to the Department of Planning and Development Review within five years after the effective date of the CUP ordinance. In the event the required application is not submitted to the Department of Planning and Development Review within five years after the effective date of the CUP ordinance, the CUP ordinance shall be null and void and of no further effect.
2. Applications for building permits for the first phase of development must be submitted within five years of the date of City Planning Commission approval of the initial Final Plan. Plans submitted for building permit approval shall be generally in conformance with the Final Plans approved by the City Planning Commission. In the event the required submission is not made within five years of the date of City Planning Commission approval of the initial Final Plan, this ordinance shall be null and void and of no further effect.
3. That solid vinyl shall not be a permitted building siding material.

CHAIR

Rodney M. Poole

SECRETARY

Matthew J. Ebinger