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**REQUEST FOR PROPOSALS**  
**Church Hill North Homeownership**  
**Architectural Services**

**Due Friday, August 9th, 5pm**

**BHChomes**

**23 W Broad St. Suite 100**

**Richmond, VA 23220**



[bhchomes.org](http://bhchomes.org)

P.O. Box 12117 · 23 W. Broad Street, Suite 100 · Richmond, VA 23241 · 804.644.0546





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**Request for Proposals  
Church Hill North Homeownership  
Architectural Services**

Issue Date: July 18, 2019

Period of Contract: From Date of Award through project completion.

Proposals will be received until August 9<sup>th</sup>, 2019 until 5pm.

All inquiries for information should be directed to:

Phil Cunningham, Real Estate Development Manager at  
[p.cunningham@betterhousingcoalition.org](mailto:p.cunningham@betterhousingcoalition.org) or 804-644-0546 x135 **no later than 7 days  
prior to closing of solicitation.**

**Proposals should be e-mailed or hand delivered to:**

Phil Cunningham ([p.cunningham@betterhousingcoalition.org](mailto:p.cunningham@betterhousingcoalition.org))

Better Housing Coalition  
Attn: Phil Cunningham  
23 W. Broad St. Suite 100  
Richmond, VA 23220

The undersigned certifies that they have reviewed and answered this RFP in completion, and are authorized to sign this document on behalf of the submitting firm

\_\_\_\_\_  
Name of Firm

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

\_\_\_\_\_  
By: (Signature)

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Name and Title: (print)

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone Number





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- D. Community Unit Plan Ordinance**



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## I. Background

The Better Housing Coalition, established in 1988, is the region's largest nonprofit community development corporation based in Richmond, Virginia. BHC creates high-quality homes for residents of modest means and empowers them with programs and tools to help them reach their fullest potential, at all stages of life. Over the last 30 years, BHC has developed and invested over \$200 million to serve nearly 10,000 families. These projects have included the creation of high quality, affordable communities: 1,500 apartments across 18 properties and over 200 single family homes sold.

The East End revitalization is a singularly comprehensive, ambitious, collaborative and urgent neighborhood transformation effort led by the master developer partnership between Richmond Redevelopment and Housing Authority (RRHA) and The Community Builders (TCB). This landmark public-private redevelopment initiative, informed by comprehensive resident engagement and planning, will eventually transform the existing Creighton Court public housing complex and surrounding area into a mixed-income, vibrant community of choice. Delivering on the promise of turning community plans into action, the old Armstrong High School site redevelopment launch augments a range of significant revitalization efforts along the Nine Mile business corridor and serves as a catalyst for the development of the "East End Gateway" into the City.

The redevelopment of the old Armstrong High School site will provide a total of 256 units in five phases. The total site area including the city right-of-way (which will be deeded back to the city upon completion) includes 22 acres. Construction of the first three phases (1A, 1B, and 2A) have begun construction and these 175 rental units will be ready for occupancy by 2019 (1A, 1B) and 2020 (2A). The remaining rental (2B) phase will be complete in 2021.

Better Housing Coalition has been awarded a subcontract with master developer The Community Builders (TCB) to develop 36 single family homes for the homeownership portion of the community. The project has been awarded funding through the Virginia Department of Housing and Community Development (DHCD) Vibrant Communities Initiative grant (VCI) for the development of a portion of the homeownership opportunities to be affordable to households at or below 80% of the Area Median Income.



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## II. Statement of Needs

BHC is seeking proposals for an architectural pattern book, construction and marketing documents, interior design, and supervision services to result in a minimum of four (4) floor plans to construct 36 homes (10 Detached, 26 Attached) over four phases.

Deliverables upon contract award:

- Minimum Four (4) House Plans
  - Two 3-Bedroom Floor Plans
    - One of which has first floor owner's suite option
  - Two 4-Bedroom Floor Plans
    - One of which has first floor owner's suite option
  - Between 1600-1850 square feet
- Two Interior Finishes & Fixture Schemes
- Mixed Exterior finishes with materials & colors

### CUP & Development Requirements

Per the Community Unit Plan (CUP) ordinance the single-family attached and detached units must be "configured, designed, and constructed substantially in conformance" with the CUP preliminary plan and Torti-Gallas pattern book. Architecture needs to be compatible with the rental phase pattern book, to be approved by TCB and RRHA, with model configurations and siting per the master site plan.



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### III. Submission and Evaluation Requirements

In order to be considered for selection, Applicants must submit a complete response to this RFP. One (1) digital copy of each proposal must be submitted to the address below on or before **August 9<sup>th</sup>, 2019, 5pm**. One (1) hard copy may also be submitted in addition to the digital copy.

Digital copies may be emailed directly to:

[p.cunningham@betterhousingcoalition.org](mailto:p.cunningham@betterhousingcoalition.org)

Subject line: **RFP - Church Hill North Homeownership**

Any hard copies in a sealed envelope or package should be clearly marked as follows:

**RFP - Church Hill North Homeownership**

Better Housing Coalition  
Attn: Phil Cunningham  
23 W. Broad St. Suite 100  
Richmond, VA 23220

Applications should be prepared simply and economically, providing a straightforward, concise description of capabilities to satisfy the requirements of the RFP. Emphasis should be placed on completeness and clarity of content.

**Applications should include the following:**

- 1) Signed RFP Cover Sheet
- 2) Letter of Interest
- 3) Architect Experience & Portfolio Selections
- 4) References
- 5) Business Terms

RFP Coversheet and any other acknowledgements, signed and completed as required

Letter of Interest should demonstrate the Applicant's interest and capacity to collaboratively partner with BHC to develop mixed-income homeownership as provided in this RFP. The letter must identify team members and their roles. The applicant should include a statement indicating why they believe itself to be best qualified to perform the scope of work.



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The primary contact person for the Applicant must be identified and provide phone number and e-mail address. The letter must be signed by an authorized principal of the Applicant's firm.

For experience and portfolio selections:

- Provide a brief description and photographs of select residential projects within the past five (5) years; including role of Applicant and team members; location of the project; date of construction start and substantial completion; and square footage
- Experience with regulatory requirements of the City of Richmond and State of Virginia, including but not limited to zoning, building code, and permitting.
- Disclosure and explanation of any litigation relating to the design or construction of a project that is pending, or has been raised within the past five (5) years. Indicate whether the litigation is pending, was settled, or was adjudicated with a finding of liability against any member of the Applicant.
- Brief description of the firm's method of cost estimating and value engineering
- Brief description of the firm's method of attaining sustainable development
- Brief description of the firm's quality assurance program

Applications must include a list of three (3) past or current partners in projects where the Applicant has demonstrated its qualifications described within this RFP. Please reference the project with which the reference is familiar.

Business Terms should outline the Applicant's proposed scope of work based on the above Statement of Needs, architectural, design, and engineering fees (if any), along with method of billing. Form contracts and rate sheets may be submitted in addition.

Applications shall be evaluated using the following criteria:

Letter of Interest	10 Points
Experience & Portfolio	15 Points
References	5 Points
Business Terms	20 Points



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## Attachment A

**Church Hill North Revitalization: Old Armstrong Site Redevelopment**

The East End revitalization is a singularly comprehensive, ambitious, collaborative and urgent neighborhood transformation effort. This landmark public-private redevelopment initiative, informed by comprehensive resident engagement and planning, will eventually transform the existing Creighton Court public housing complex and surrounding area into a mixed-income, vibrant community of choice.



Delivering on the promise of turning community plans into action, the old Armstrong High School site redevelopment launch augments a range of significant revitalization efforts along the Nine Mile business corridor and serves as a catalyst for the development of the “East End Gateway” into the City.

The redevelopment of the old Armstrong High School site will provide a total of 256 units in five phases. See chart below and site phase map at

end of narrative. The total site area including the city right-of-way (which will be deeded back to the city upon completion) includes 22 acres. Construction of the first three phases (1A, 1B, and 2A) will begin in 2017 and these 175 rental units will be ready for occupancy by 2019. The remaining rental (2B) and homeownership phases (3A/3B) will be complete in 2020.

Phase	1A	1B	2A	2B	3A/3B
256 total units	60 Family	45 Senior	70 Family	45 Senior	36 Family
Buildings	20 Townhome Single Family	1 three-story apt	25 Townhome Single Family	1 three- story apt	36 Single Family
Land Acres / Building GSF	4 acres / 70646	1 acre / 45768	8 acres / 79759	1 acre	3 acres
Completion	2019	2019	2019	2020	2020
Financing	9% LIHTC awarded	4% LIHTC awarded	9% LIHTC awarded	TBD 9% LIHTC '18	Homeownership

**Public support**

The community has been engaged in a long term master planning process and recommended a “build-first” approach to ameliorate the need for temporary relocation and to create immediate positive impact in the neighborhood and rental market. The city committed the vacant former Armstrong High School site, to launch the redevelopment. As the project moves from planning to implementation, the Implementation Working Group was established in order

to ensure the housing, resident, and neighborhood aspects of this comprehensive plan work in concert. Members meet on a monthly basis and the Implementation Working Group is co-chaired by T.K. Somanath, CEO of RRHA, and Thad Williamson, Director of the Mayor's Office of Community Wealth Building.

### **Ownership Structure and Development Team**

The co-developers on this venture are The Community Builders, Inc. (TCB) and the Richmond Redevelopment and Housing Authority (RRHA), in partnership with the City of Richmond. Torti Gallas and Partners is the project's master planner and architect. Timmons Group is the project engineer. KBS Inc. is the Contractor for the Infrastructure work. TCB will provide resident services including case management and referrals for employment training, healthcare, and programs tailored to meet the needs of the community and residents.

RRHA is the land owner and will ground lease each project phase under a long term lease. RRHA will be the minority non-managing member of the MM (25% interest) and TCB will be the managing member of the MM (75% interest). Development fee will be split between RRHA (25%) and TCB (75%).

### **Development Schedule**

The 22-acre old Armstrong High School site has been rezoned and the preliminary Community Unit Plan was approved, Infrastructure Permits will be issued in early 2017, and Building Permit issuance and Subdivision Plat recordation will happen in July 2017. The City of Richmond has donated the land to the RRHA, and the Project Partnerships will ground lease the property for 99 years. HUD Environmental approvals have already been obtained. The demolition of the vacant school building is underway, and site preparation will commence in spring 2017; funding for the demolition and site preparation has been provided by the City of Richmond. Equity financing and vertical building construction projects will commence in August 2017, with completion targeted for September 2018.

### **Project Amenities**

Consistent with other vibrant Richmond neighborhoods, the site plan provides for a balanced mix of housing types: one-story bungalows, two-story single family detached homes, duplexes, townhomes, two and three-story stacked flats for families, and the three-story apartment buildings for seniors for Phase 1B. There will also be a 4,000 SF neighborhood center for afterschool activities, and supportive service programming and property management and leasing offices.

The site will also contain a memorial that honors the unique and powerful legacy of the old Armstrong High School, and a central park that will accommodate outdoor recreational activities for families. There will be an introduction of new streets into an existing street network that will tie the new development into the existing neighborhood. The project team is

committed to exceeding Section 3 hiring requirements to foster local economic development, neighborhood improvement and individual self-sufficiency.

## **Project Design**

See site plan and phasing plan. All phases will utilize green building guidelines and will meet EarthCraft Virginia (Viridiant) standards. A significant master planning and public charrette process was completed in 2014 and the community continues to be engaged in the planning and development process.

## **Funding Sources**

RRHA and TCB have secured primary financing for the first three phases (1A, 1B, and 2A), including two 9% LIHTC awards and a 4% LIHTC award through VHDA. In addition, the State of Virginia DHCD has awarded the project multiple competitive awards including the prestigious \$2.5 million Vibrant Communities Grant, and a \$750,000 Competitive State Housing Trust Fund Grant. Substantial soft financing and funding is also being provided by the City of Richmond in the form of over \$8 million in CIP funds for Infrastructure development, \$6.8 million in Section 108 soft financing for vertical phases 1A and 2A, and a City of Richmond Affordable Housing Trust Fund Grant for phase 1B. In addition, the city is demolishing the existing building and donated the land to the RRHA.

## **Project Income**

### **FAMILY RENTAL (PHASE 1A) 9% LIHTC**

Number of Units: 60, including 18 Project Based Rental Assisted units, 32 LIHTC units, and 10 market rate units, and includes a mix of one-, two- and three bedroom townhomes, single family detached homes, stacked flats and duplexes. Subpopulation Targeting: Family units. Well over 20% and up to half the units will be targeted to individuals at 50% AMI or below, 10 units will be unrestricted market rate rental, and the remainder will be 60% AMI LIHTC units. 18 of the units will be reserved as replacement public housing for residents of Creighton Court.

### **SENIOR RENTAL PROJECT (PHASE 1B) 4% LIHTC**

Number of Units: 45 Project Based Rental Assisted units. Subpopulation Targeting: Senior units. Total of 45 units. All of the units will benefit from RAD Project Based rental subsidies, enabling residents with little or no income to reside on site. Well over 20% and up to half the units will be targeted for individuals at 50% AMI or below, and all will be at 60% AMI or below. All the units will be reserved as replacement public housing for residents of Creighton Court.

This project will also commit to targeting a portion of units to prioritize households with Intellectual Disabilities or Developmental Disabilities, in accordance with the referrals provided by the State of Virginia participating agencies.

The senior project is within a self-contained three-story, elevator apartment building located centrally on the Church Hill North site (see site master plan). This phase includes 43 one-bedroom units and 2 two-bedroom units in one mid-rise apartment building. The building will have a welcoming feel with a lobby and lounge area for residents, in addition to a community room, laundry facilities and lounges on each floor, and a property management and resident service coordinator office, in addition to designated space for supportive services for the elderly population. The project will be financed with short term tax exempt construction bonds, soft debt from the city of Richmond, and a 4% low income housing tax credit award.

**FAMILY RENTAL (PHASE 2A) 9% LIHTC**

Number of Units: 70 units including 17 Project Based Vouchers and 53 LIHTC units, with housing types similar to those in Phase 1A. Subpopulation Targeting: Family units. Well over 20% and up to half the units the units will be targeted to individuals at 50% AMI or below, and the remainder will be 60% AMI LIHTC units. This project will also commit to targeting a portion of units to prioritize households with Intellectual Disabilities or Developmental Disabilities, in accordance with the referrals provided by the State of Virginia participating agencies.

Similar to Phase 1A, there will be a balanced mix of housing types ranging from one-story bungalows, two-story single-family detached homes, duplexes, townhomes, and two- and three-story stacked flats. Approximately 17 of the units will be reserved as replacement public housing for residents of Creighton Court.

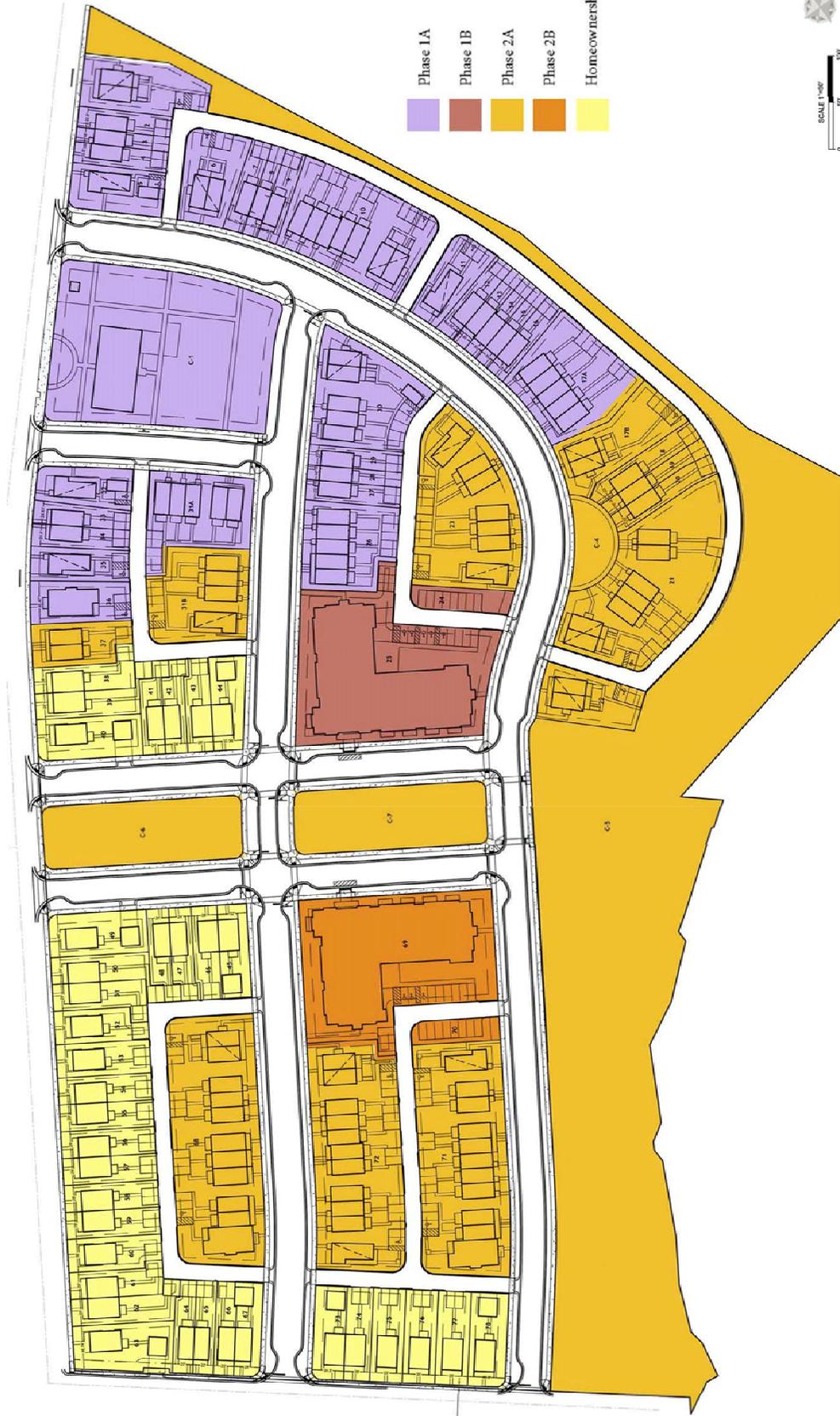


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## **Attachment B**





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**Phasing Diagram**

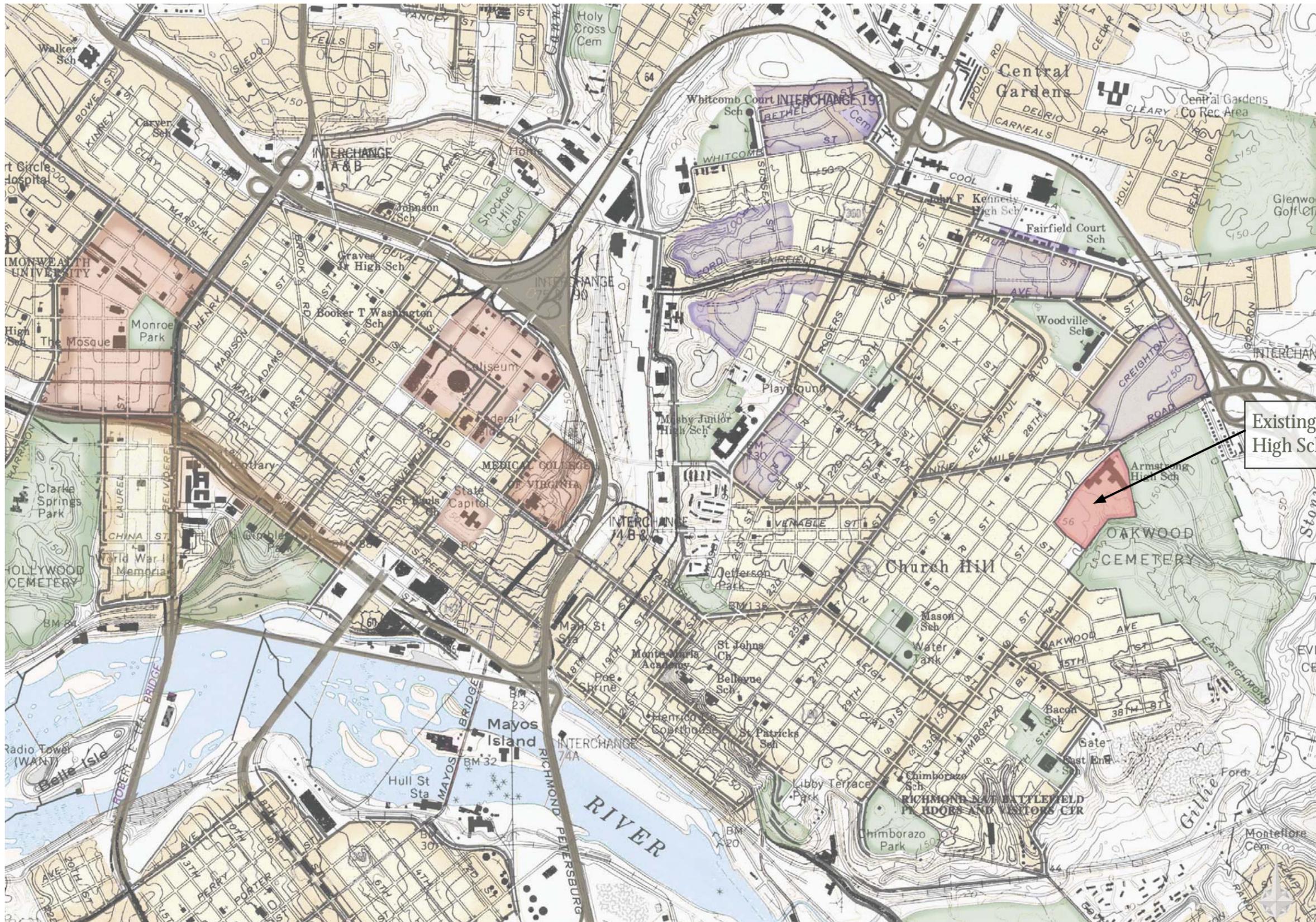
**THE COMMUNITY BUILDERS, INC.** CITY OF RICHMOND  
**TORTI GALLAS AND PARTNERS, INC.** RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
**THE TIMMONS GROUP**



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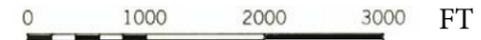
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## Attachment C



Existing Old Armstrong High School Site

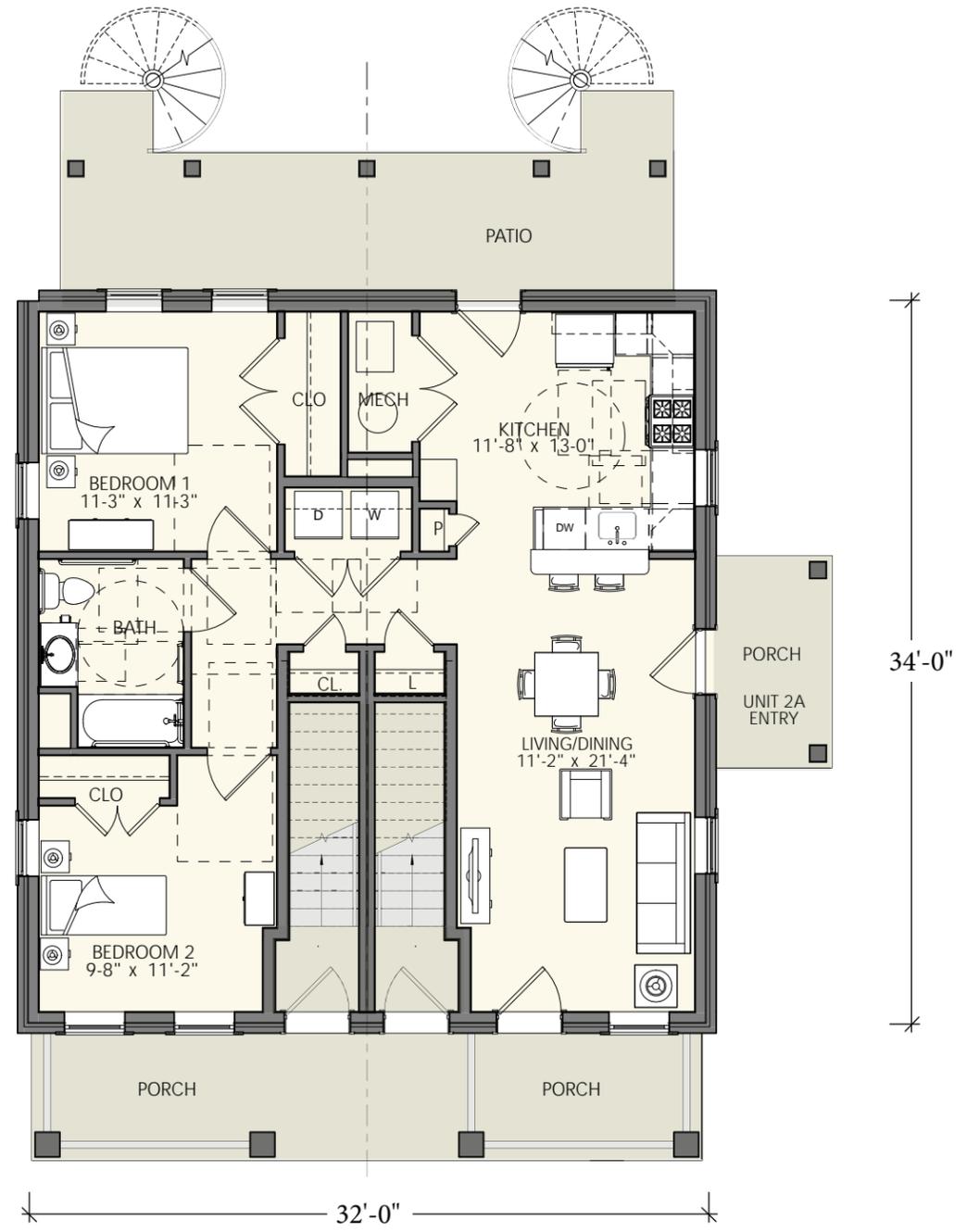
Richmond, Virginia



Door & Window Schedule		
Typical Exterior Door with Transom	3'-0"	8'-0"
Typical Ground Floor Window	2'-8"	6'-2"
Typical Second Floor Window	2'-8"	6'-2"
Typical Third Floor Window	2'-8"	5'-2"

Note: For front elevation see 2 Bedroom Stacked Townhouses (pg 19)

- | Universal Design Elements   |
|---|
| <ul style="list-style-type: none"> <li>• 42" Interior Hallways</li> <li>• 3'-0" Doors w/ Req'd Clear Floor Space</li> <li>• Clear Floor Space for Appliances</li> <li>• Side-by-Side Refrigerator</li> <li>• Front Control Range</li> <li>• Roll-in Showers in Baths</li> <li>• Side-by-Side Front Loaded Washer/Dryer</li> </ul> <p>Optional elements will include a combination of: Extra Floor Space in Kitchen and Baths, Cabinet Hardware, Pull-Out Shelves, Task Lighting, Tilt Mirror, Roll Under Vanity, Solid In-Wall Blocking, Versatile Closets, Audio/Visual Doorbell</p> |

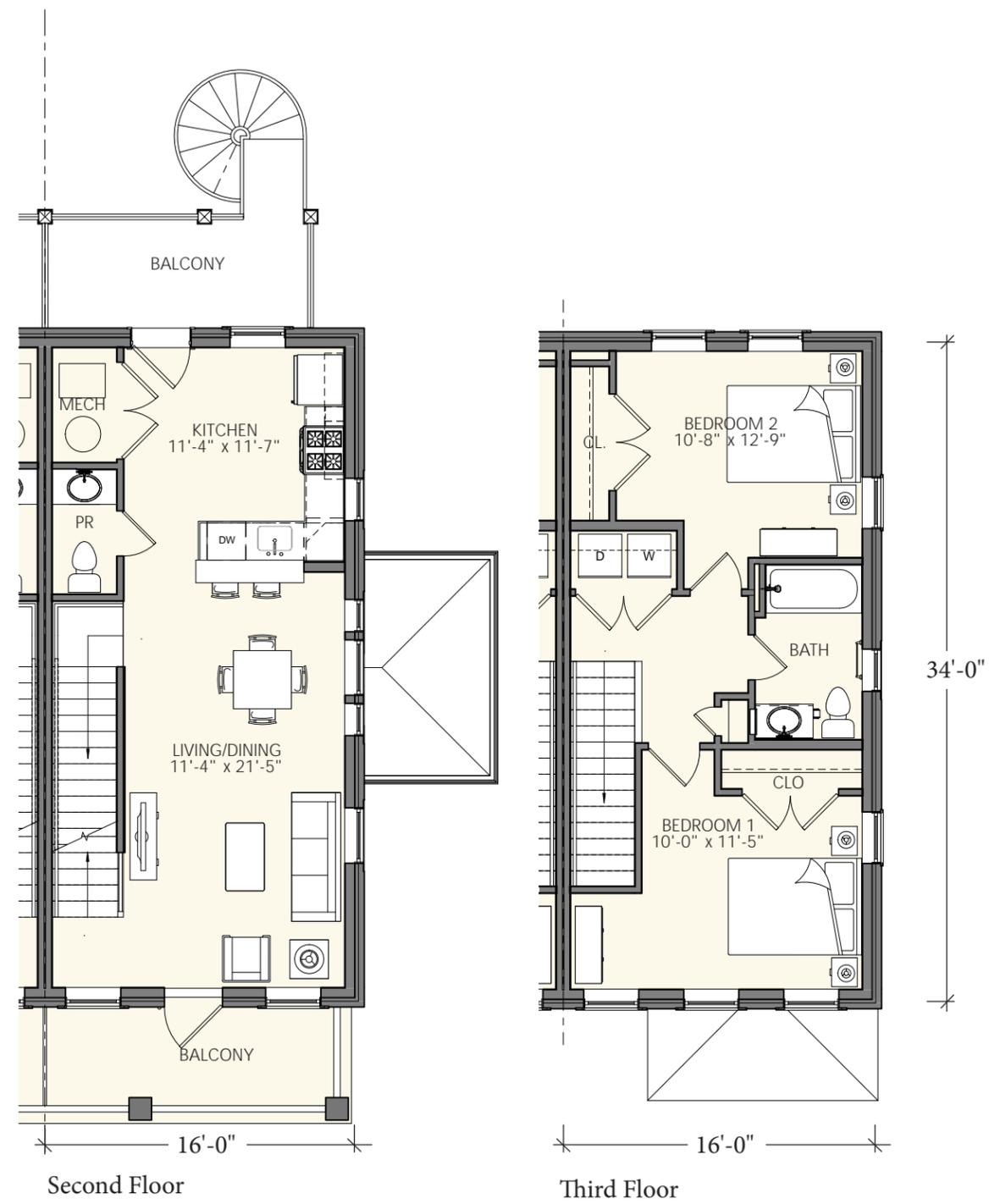


First Floor  
 Gross: 961 SF  
 Net: 889 SF

2 Bedroom Accessible Flat - Unit 2A



Door & Window Schedule		
Typical Exterior Door with Transom	3'-0"	8'-0"
Typical Ground Floor Window	2'-8"	6'-2"
Typical Second Floor Window	2'-8"	6'-2"
Typical Third Floor Window	2'-8"	5'-2"



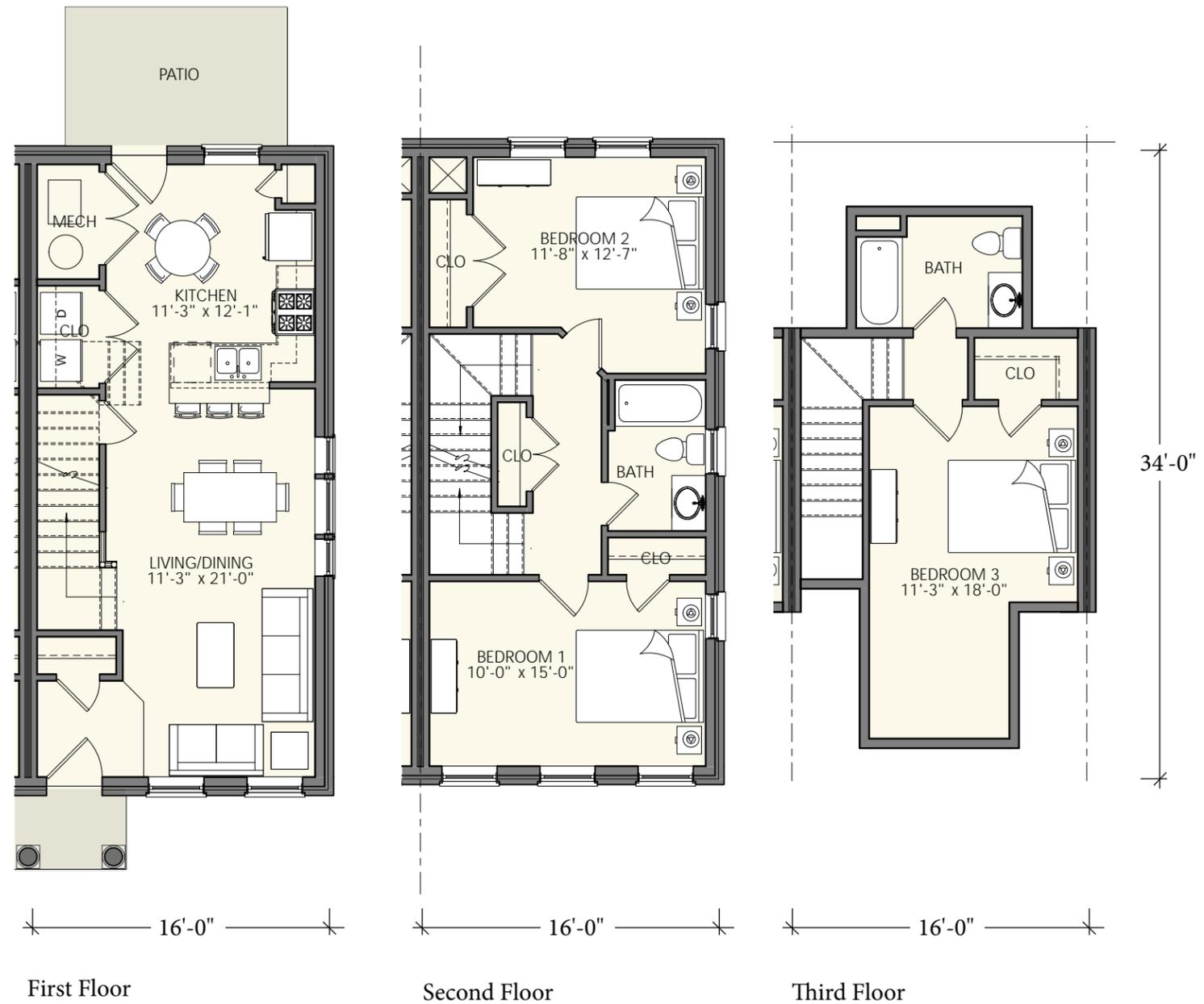
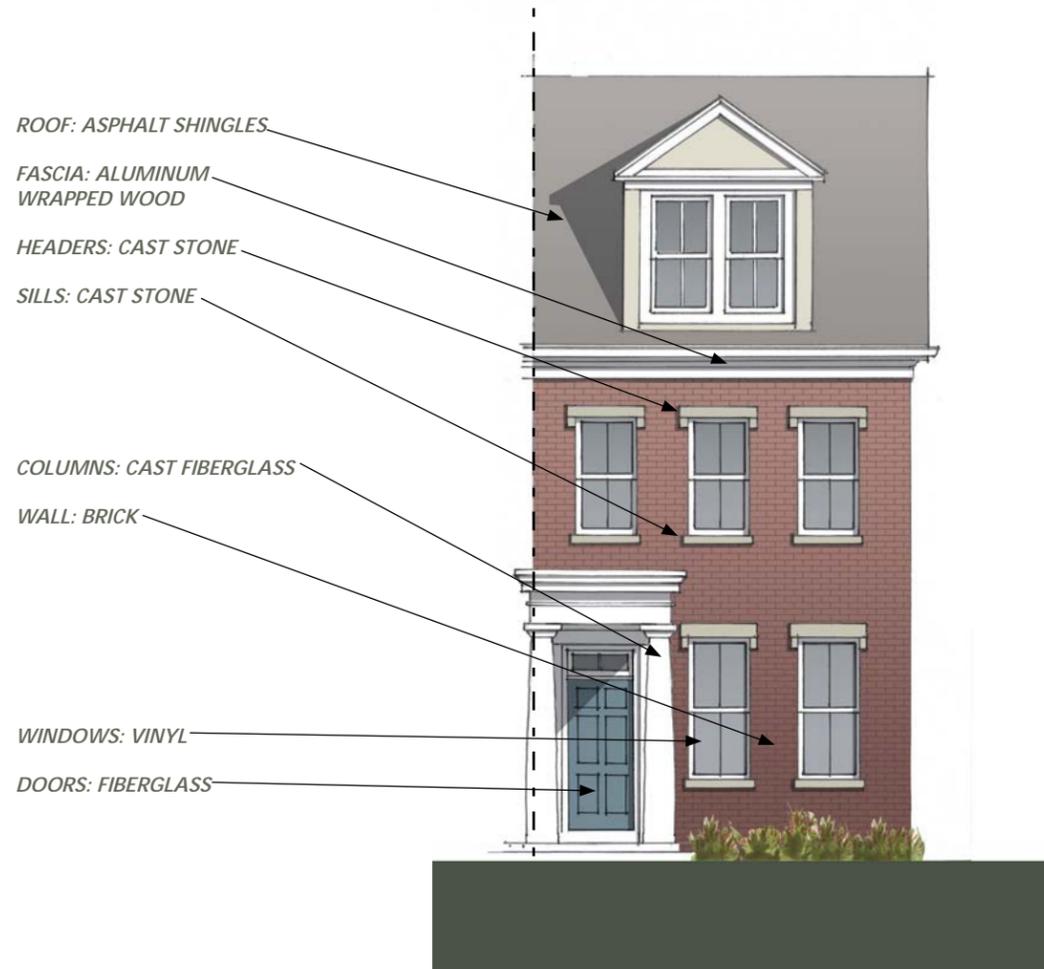
Note: For ground floor plan see 2 Bedroom Accessible Flat (pg 18)

Gross: 1,088 SF  
 Net: 913 SF



2 Bedroom Stacked Townhouse - Unit 2B

Door & Window Schedule		
Typical Exterior Door with Transom	3'-0"	8'-0"
Typical Ground Floor Window	2'-8"	6'-2"
Typical Second and Third Floor Window	2'-8"	5'-2"



Gross: 1,457 SF  
 Net: 1,248 SF





- Phase 1 (60 Units)
- Old Armstrong High School Memorial
- Neighborhood Center
- Tot Lot
- Memorial Garden and Tree Save
- Tot Lot
- 45 Unit, 4% Tax Credit Apartment Building
- Additional Area for Potential Stormwater Infrastructure, TBD
- Playground

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Illustrative Site Plan



November 2, 2015

THE COMMUNITY BUILDERS, INC.  
 TORTI GALLAS AND PARTNERS, INC.  
 THE TIMMONS GROUP

CITY OF RICHMOND  
 RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

CHURCH HILL NORTH PHASE 1



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### Typical Street View

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TORTI GALLAS AND PARTNERS, INC.  
THE TIMMONS GROUP

CITY OF RICHMOND  
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY



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View of Central Park


 THE COMMUNITY BUILDERS, INC.  
 TORTI GALLAS AND PARTNERS, INC.  
 THE TIMMONS GROUP

CITY OF RICHMOND  
 RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

# CHURCH HILL NORTH PHASE 1

November 2, 2015



3 Bedroom  
Accessible Bungalow

2 Bedroom  
Stacked Townhouses

2 Bedroom Stacked Town-  
houses Side Elevation

2 Bedroom  
Townhouse

2 Bedroom  
Townhouse

**Building Type 1**  
1 Instance

**Building Type 2**  
4 Instances

**Building Type 3**  
2 Instances



1 Bedroom  
Stacked Flats  
Side Elevation

1 Bedroom  
Stacked Flats

2 Bedroom  
Townhouse

2 Bedroom  
Townhouse

2 Bedroom  
Townhouse

3 Bedroom  
Townhouse

3 Bedroom  
Townhouse

3 Bedroom  
Townhouse

**Building Type 4**  
4 Instances

**Building Type 5**  
3 Instances

**Building Type 6**  
2 Instance



3 Bedroom  
Townhouse

3 Bedroom  
Townhouse

3 Bedroom  
Townhouse

2 Bedroom  
Townhouse

2 Bedroom  
Townhouse

3 Bedroom  
Townhouse

3 Bedroom  
Townhouse

3 Bedroom  
Townhouse

2 Bedroom  
Townhouse

2 Bedroom  
Townhouse

**Building Type 7**  
2 Instances

**Building Type 8**  
2 Instances



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Townhouse and Stacked Flat Elevations

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 THE TIMMONS GROUP
 
 CITY OF RICHMOND  
 RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

CHURCH HILL NORTH PHASE 1

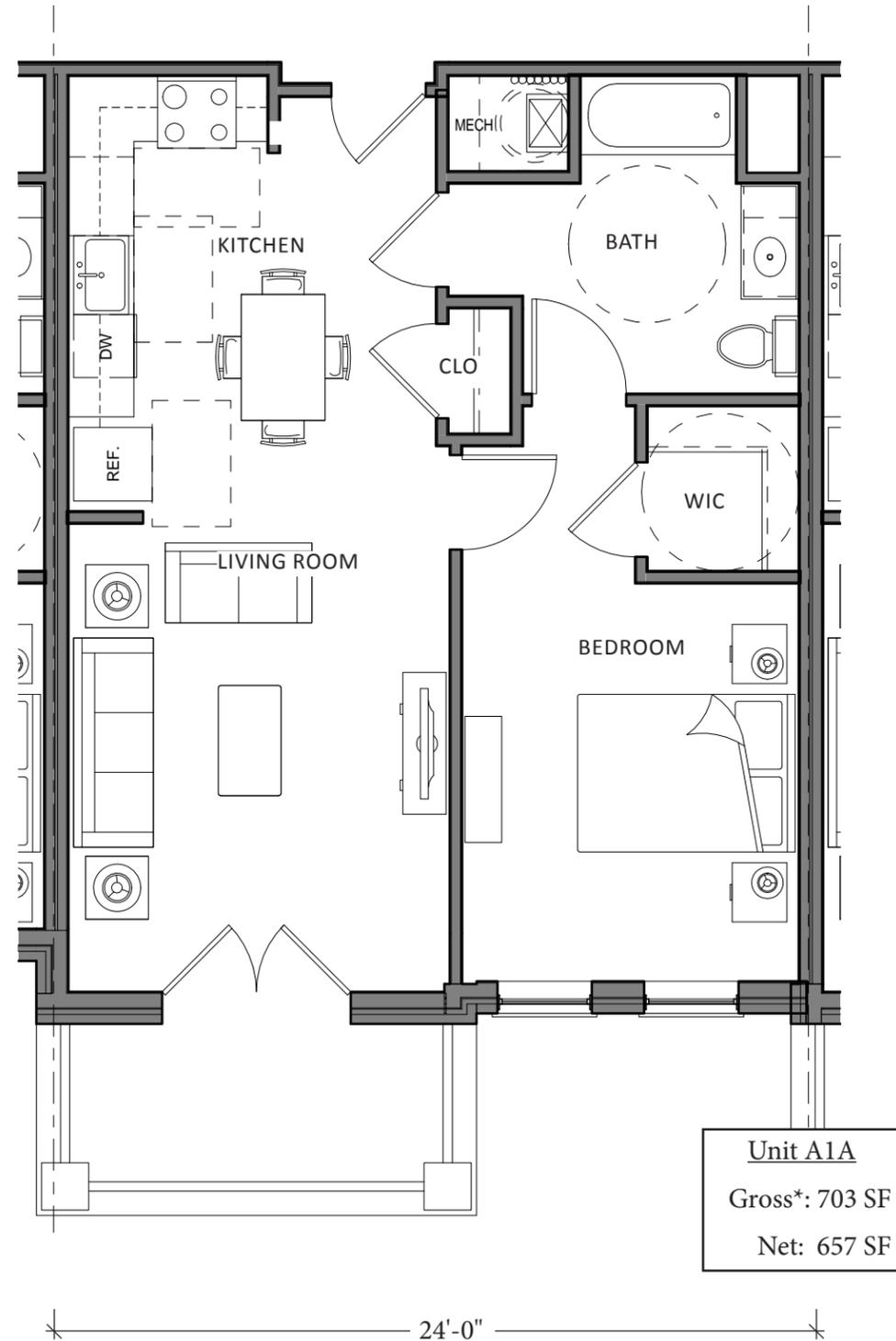
November 2, 2015



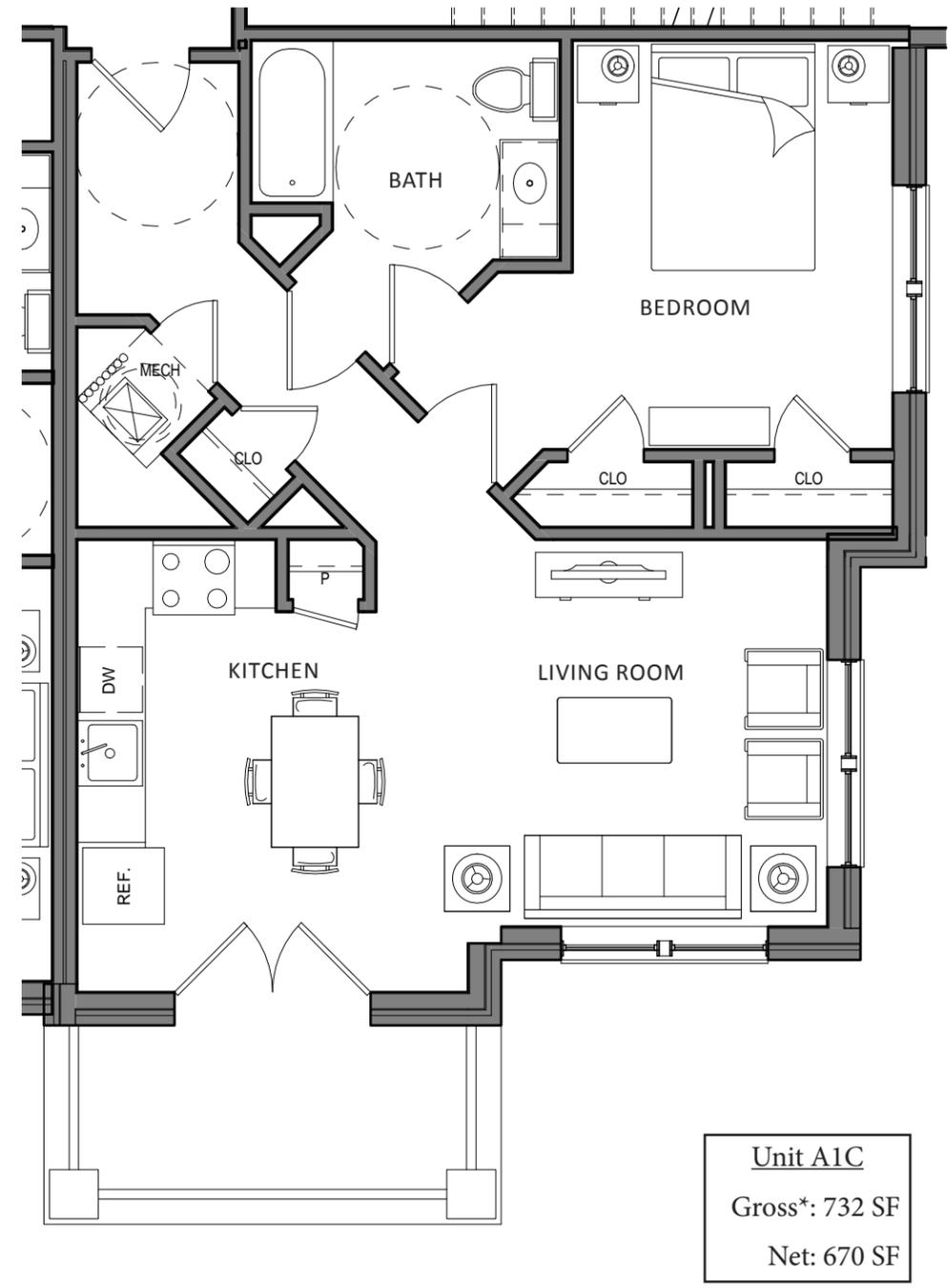
NEW STREET 2 ELEVATION



PARK ELEVATION

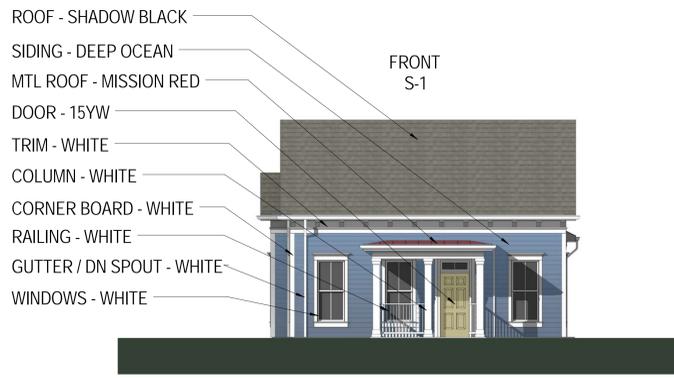


28'-0"



\*Gross does not include VHDA Average Unit Square Feet addition of prorated common area





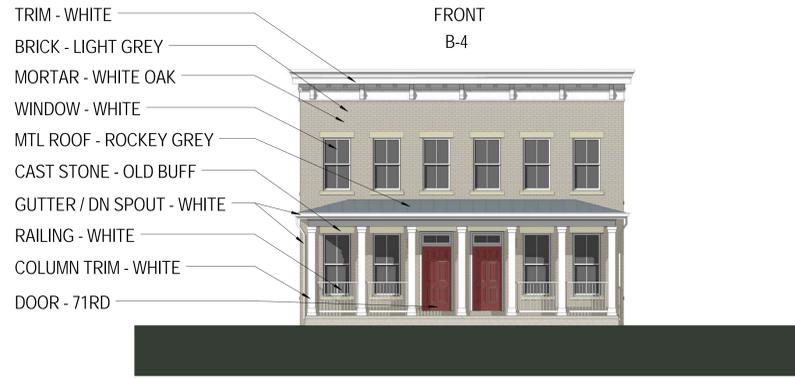
**BUILDING TYPE 1**  
**1**  
 (1 OCCURRENCES)  
 BUILDING NO.20



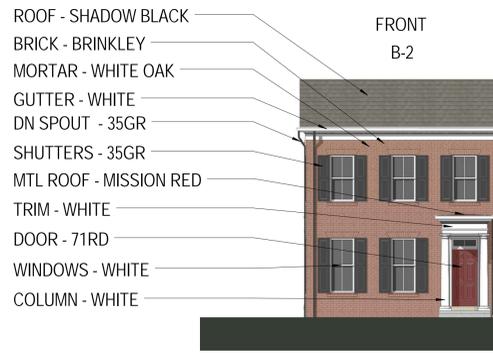
**BUILDING TYPE 2**  
**2**  
 (4 OCCURRENCES)  
 IBC\*  
 BUILDING NO.1, 4, 7, 11



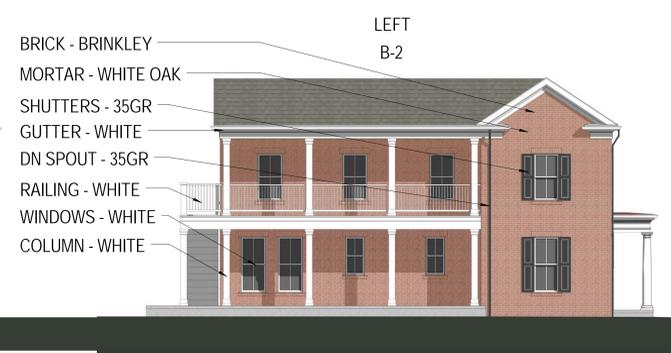
**BUILDING TYPE 2**  
**2**



**BUILDING TYPE 3**  
**3**  
 (2 OCCURRENCES)  
 BUILDING NO.15, 18



**BUILDING TYPE 4**  
**4**  
 (4 OCCURRENCES)  
 BUILDING NO.3, 8, 17, 19



**BUILDING TYPE 4**  
**4**



**BUILDING TYPE 5**  
**5**  
 (3 OCCURRENCES)  
 BUILDING NO.2, 5, 12,



**BUILDING TYPE 6**  
**6**  
 (2 OCCURRENCES)  
 BUILDING NO.13, 16

Key Plan

Issue  
 No. Date

Revisions  
 No. Date

Material Elevations - Phase 1A

Date  
 10/27/16  
 Principal In Charge  
 M.A.  
 Project Architect  
 G.G.  
 Approved  
 B.W.  
 Drawn  
 D.P., L.P., G.G., J.C., J.K.  
 Job No.  
 12140.01  
 Scale

Drawing No.  
**G104A**

PERMIT / BID SET 05/11/2017

CHURCH HILL NORTH PHASE - 1A

TORTI GALLAS AND PARTNERS, INC.

Key Plan

Issue

No. Date

Revisions

No. Date

Material Elevations - Phase 1A

Date  
10/27/16

Principal In Charge  
M.A.

Project Architect  
G.G.

Approved  
B.W.

Drawn  
D.P., L.P., L.P., G.G., J.C., J.K.

Job No.  
12140.01

Scale

Drawing No.

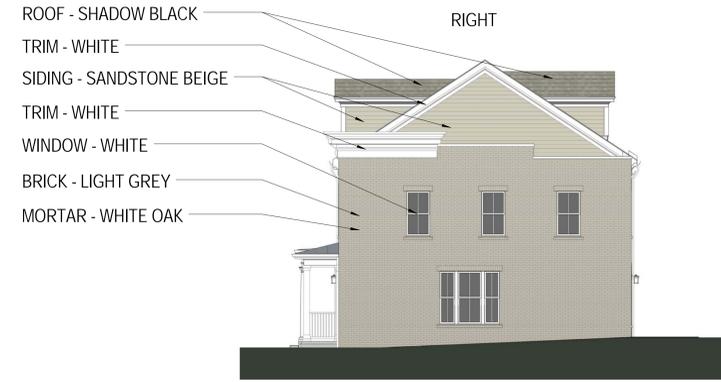
G104B

PERMIT / BID SET 05/11/2017

TORTI GALLAS AND PARTNERS, INC.



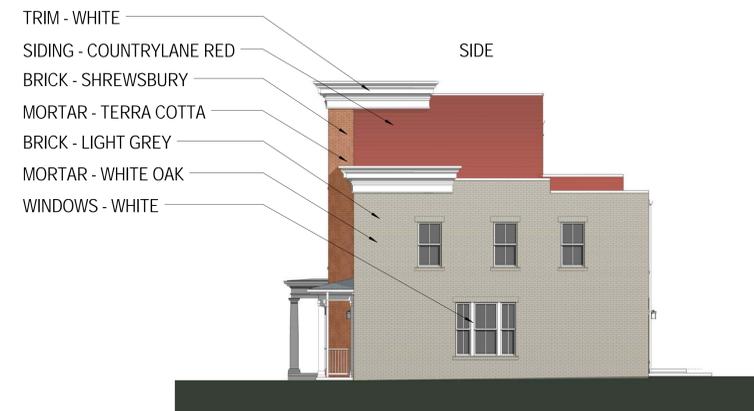
BUILDING TYPE  
7  
(2 OCCURRENCES)  
BUILDING NO.9, 14



BUILDING TYPE  
7



BUILDING TYPE  
8  
(2 OCCURRENCES)  
BUILDING NO.6, 10



BUILDING TYPE  
8



SINGLE CAR GARAGE



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## Attachment D

INTRODUCED: January 12, 2015

AN ORDINANCE No. 2015-5-30

To authorize a Preliminary Community Unit Plan permitting the development of a residential community of up to 300 dwelling units on approximately 21.76 acres of land located at 1501 North 31<sup>st</sup> Street and 1611 North 31<sup>st</sup> Street, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Jones (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: FEB 9 2015 AT 6 P.M.

WHEREAS, approximately 21.76 acres located at 1501 North 31<sup>st</sup> Street and 1611 North 31<sup>st</sup> Street are identified as Tax Parcel Nos. E000-3312/005 and E000-3312/006 in the 2014 records of the City Assessor and shown as Parcel A on a survey entitled “Boundary Survey Showing the Exterior Limits of Several Parcels of Land Lying on the East Line of N. 31<sup>st</sup> Street Containing 22.41± Acres,” prepared by H&B Surveying and Mapping, LLC, dated October 1, 2014, and last revised November 10, 2014 (the “Property”); and

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:      FEB 9 2015      REJECTED: \_\_\_\_\_      STRICKEN: \_\_\_\_\_

WHEREAS, the owner of the Property has submitted to the City Planning Commission a request to develop a residential community of up to 300 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 dated and adopted by the City Planning Commission on January 5, 2015, a copy of which resolution is attached to this ordinance; 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 (2010), as amended, and Article IV, Division 30 of Chapter 114 of the Code of the City of Richmond (2004), as amended, the development and use of the Property, generally in accordance with a plan entitled “Old Armstrong High School – Community Unit Plan Preliminary Plan,” prepared by Torti Gallas and Partners, Inc., and dated December 18, 2014 (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:** The Preliminary Community Unit Plan for development of the Property is depicted on the Preliminary Plan. The Preliminary Plan generally depicts the locations of single-family detached dwelling unit lots, single-family attached

dwelling unit lots, multifamily lots, community building common areas, public street and alley network, and open space.

Where specific standards are set forth in this ordinance that exceed or modify standards for features shown on the Preliminary Plan, this ordinance shall prevail. The multifamily dwellings, the community building and the various neighborhood park development phases shall be subject to Community Unit Plan Final Plan approval. Any tentative approval of a subdivision plat depicting the final lot layout for any single-family dwellings 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. Any Community Unit Plan Final Plan with respect to the Property, including any tentative subdivision plat for any portion of the Property, shall be 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 as shown on the Preliminary Plan and as may be included in this ordinance.

**II. MAXIMUM RESIDENTIAL DENSITY:** Residential use of the Property shall be limited to a maximum of 300 dwelling units, developed as single-family attached dwellings, single-family detached dwellings and multifamily dwellings substantially as depicted on the Preliminary Plan. There shall be a minimum of 50 single-family dwellings developed on the Property. There shall be a maximum of 250 multifamily dwelling units developed on the Property.

**III. PHASING:** Residential construction on the Property may be developed in phases. Each phase of development shall include sufficient single-family dwelling units so that cumulatively there are a minimum of 16 percent single-family dwelling units and a maximum of 84 percent multifamily dwelling units. Certificates of use and occupancy shall not be issued for

more than 85 percent of the multifamily dwelling units constructed in each phase of the development until such time as building permits have been issued and the construction has commenced on the required single-family dwelling units either cumulatively or in that phase of development. The community center and the “formal” open space, as shown on the attached Preliminary Plan, shall be provided prior to the issuance of a certificate of use and occupancy for the 150<sup>th</sup> dwelling unit. The final certificate of use and occupancy for the multifamily dwellings shall not be issued until such time as building permits have been issued and the construction has commenced on the required 50 single-family dwellings.

**IV. DWELLING UNIT DEVELOPMENT STANDARDS:**

A. SINGLE-FAMILY DWELLING UNITS: There shall be a minimum of 50 single-family dwelling units. The single-family dwellings on the Property shall be configured, designed and constructed substantially in conformance with the Preliminary Plan and shall adhere to the following standards:

(1) Single-family detached dwellings. Single-family detached dwellings shall be located on lots of not less than 3,200 square feet in area with a width of not less than 32 feet. There shall be a front yard with a depth of not less than ten feet and not greater than 20 feet. There shall be side yards of not less than six feet in width. There shall be a rear yard with a depth of not less than five feet. Lot coverage shall not exceed 55 percent of the area of the lot.

(2) Single-family attached dwellings. Single-family attached dwellings shall be located on lots of not less than 1,600 square feet in area. Lot width shall be not less than 16 feet, except that the width of any lot at the end of a series of attached units shall not be less than 22 feet. There shall be a front yard with a depth of not less than ten feet

and not greater than 20 feet. There shall be side yards of not less than three feet in width except where buildings are attached. There shall be a rear yard with a depth of not less than five feet. Lot coverage shall not exceed 55 percent of the area of the lot.

(3) Street Frontage. Single-family lots may front on common courts when public alley access is available, as 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 easements, agreements or covenants approved as to form by the City Attorney provide for permanent public access and continued maintenance.

B. MULTIFAMILY DWELLING UNITS: There shall be a maximum of 250 multifamily dwelling units. The multifamily dwellings shall consist of three building types located on bulk lots: Apartment Buildings, Stacked Flats and Townhouses. The multifamily dwellings shall be configured, designed and constructed substantially in conformance with the Preliminary Plan, provided that the City Planning Commission may approve adjustments to the location of the Stacked Flats and Townhouses at the time of Final Plan approval. The multifamily dwellings shall adhere to the following building type standards:

(1) Apartment Buildings. Apartment Buildings are those buildings that contain more than three dwelling units. There shall not be more than two Apartment Buildings. The Apartment Buildings shall contain no more than 55 dwelling units in each building. One Apartment Building shall be elderly housing intended to provide housing for elderly persons, as defined by the provisions regarding the three classes of housing for older persons exempt from the prohibition on exclusion of families with children under the United States Fair Housing Act, but subject to any applicable requirements of any

United States Department of Housing and Urban Development financing source that prohibits the exclusion of elderly families and any United States Department of Housing and Urban Development consent, if required. Dwelling units in the Apartment Buildings shall have a minimum floor area of 600 square feet. The floor area ratio for the Apartment Buildings shall not exceed 1.2. There shall be a front yard with a depth of not less than ten feet. There shall be side yards of not less than seven feet in width. There shall be a rear yard with a depth of not less than seven feet.

(2) Stacked Flats. Stacked Flats are those buildings that contain two or three dwelling units, may be either attached or detached and are located on the same lot with other townhouses or stacked flats or both. There shall be not more than 43 Stacked Flat buildings. The Stacked Flats shall contain no more than 86 dwelling units combined. Dwelling units in the Stacked Flat buildings shall have a minimum floor area of 600 square feet. Stacked Flats shall have a minimum building width of 16 feet. There shall be a front yard with a depth of not less than ten feet and not greater than 20 feet. There shall be side yards of not less than six feet in width except where buildings are attached. Where two or more buildings are erected on the same lot, the distance between any two such buildings shall be not less than 12 feet except where buildings are attached. There shall be a rear yard with a depth of not less than five feet.

(3) Townhouses. Townhouses are those buildings that contain one dwelling unit, may be either attached or detached and are located on the same lot with other Townhouses or Stacked Flats or both. There shall be a maximum of 80 Townhouses. Townhouses shall have a minimum floor area of 950 square feet. Townhouses shall have a minimum building width of 16 feet. There shall be a front yard with a depth of not less

than ten feet and not greater than 20 feet. There shall be side yards of not less than six feet in width except where buildings are attached. Where two or more buildings are erected on the same lot, the distance between any two such buildings shall be not less than 12 feet except where buildings are attached. There shall be a rear yard with a depth of not less than five feet.

(4) Lot Coverage and Open Space. Usable open space of not less than 30 percent of the area of the lot shall be provided for multifamily dwellings. Lot coverage for multifamily dwellings shall not exceed 70 percent of the area of the lot.

C. ACCESSORY USES:

(1) Accessory uses and structures, which are customarily incidental and clearly subordinate to the dwelling uses permitted by this ordinance and which are set forth as permitted accessory uses and structures in the R-1 Single-Family Residential District by Chapter 114 of the Code of the City of Richmond (2004), as amended, shall be permitted.

(2) Parking areas located on lots occupied by permitted dwelling uses or on individual lots when such parking areas serve dwelling uses located elsewhere in the development shall be permitted, provided that the parking spaces shall be accessible directly from an abutting alley without provision of access aisles on the lot.

(3) Management, maintenance and leasing offices for the multifamily dwellings shall be permitted.

(4) Accessory buildings and structures, which are customarily incidental and clearly subordinate to the single-family dwelling units, and additions to the single-family

dwelling units shall not be subject to Final Plan approval, provided that they are not visible from the street.

D. **BUILDING HEIGHT:** No building or structure shall exceed three stories in height, provided that no building located adjacent to 31<sup>st</sup> Street and south of the community building shown on the Preliminary Plan shall exceed two stories in height. Story height shall be not less than 9.5 feet and not greater than 14 feet.

E. **EXTERIOR BUILDING MATERIALS:** The exteriors of the single-family and multifamily dwelling units shall be constructed with brick, stone, cementitious siding or an equivalent material as approved as part of the Final Plan. Secondary materials shall be restricted to stucco, wood siding, solid vinyl, vinyl cladding, or aluminum cladding, and these materials may be used for exterior trim, windows, and soffits only.

F. **PORCHES:** A minimum of 50 percent of the single-family dwellings, Stacked Flats and Townhouses shall be provided with a porch fronting on the street on which the dwelling fronts. All porches or stoops fronting on the street shall have a minimum depth of six feet and a minimum area of 72 square feet.

G. **FUTURE SUBDIVISION:** The multifamily lots may be subdivided to decrease the number of multifamily dwelling units and create additional single-family lots in accordance with the standards set forth for single-family dwellings herein.

**V. NONDWELLING USE STANDARDS:** Principal uses permitted in the R-1 Single-Family Residential District as set forth in section 114-402.1 of the Code of the City of Richmond (2004), as amended, shall be permitted, and a leasing and management center that is accessory to the development as a whole shall be permitted as a principal use as shown on the Preliminary Plan. All such principal uses shall adhere to the following standards:

A. YARDS: There shall be a front yard with a depth of not less than ten feet. There shall be side yards of not less than 12 feet. There shall be a rear yard with a depth of not less than 20 feet.

B. HEIGHT: No building or structure governed by this section V shall exceed two stories. Story height shall be not less than 9.5 feet and not greater than 14 feet.

C. EXTERIOR BUILDING MATERIALS: The exteriors of the buildings containing nondwelling uses shall be constructed with brick, stone, cementitious siding or an equivalent material as approved as part of the Final Plan. Secondary materials shall be restricted to stucco, wood siding, solid vinyl, vinyl cladding, or aluminum cladding, and these materials may be used for exterior trim, windows, and soffits only.

**VI. PUBLIC IMPROVEMENTS:** The improvements as depicted on the Preliminary Plan, or such equivalent alternatives as the Planning Commission may approve as part of the Final Plan, shall be provided for the development phase within which the improvements are located.

A. STREETS: All streets shall be dedicated public right-of-way and shall be configured substantially as shown on the Preliminary Plan attached to this ordinance.

B. ALLEYS: Alleys shall be dedicated public right-of-way at a minimum of 18 feet in width with pavement a minimum of 15 feet in width, substantially as shown on the Preliminary Plan.

C. SIDEWALKS: Sidewalks shall be provided on both sides of all new streets substantially as shown on the Preliminary Plan attached to this ordinance.

D. LIGHTING: Ornamental pedestrian street light fixtures as approved by the Department of Public Utilities shall be installed along all the streets within the right-of-way.

Cobra head light fixtures shall not be permitted except along the alleys when not visible from the street.

E. STREET TREES: Deciduous shade trees planted approximately 40 feet on center in a minimum five feet 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 subject to approval by the Department of Public Works and shall be submitted and approved with the Final Plan.

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.

G. COMPLETION OF IMPROVEMENTS IN EXISTING PUBLIC RIGHT-OF-WAY: In order to ensure that the use of the Property pursuant to the Preliminary Community Unit Plan authorized by this ordinance (i) will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property, (ii) will not unreasonably impair an adequate supply of light and air to adjacent property, (iii) will not unreasonably increase congestion in streets, (iv) will not unreasonably increase public danger from fire or otherwise unreasonably affect public safety, and (v) will not diminish or impair the established values of property in surrounding areas, any improvements within the existing right-of-way called for by this Section VI shall be completed substantially as shown on the Preliminary Plan. 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 subsection (G) provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of use and occupancy for the Project shall not be issued until all requirements of this subsection (G) are fully satisfied.

**VII. MINIMUM GREEN AND OPEN SPACE:** A minimum of 5.5 percent of the total land area shall be devoted to dedicated open space, as shown on the “Open Space Calculations and Diagram” plan sheets of the Preliminary Plan. The plans for the green space shall be submitted to and approved as part of the Final Plan.

**VIII. SCREENING:** Dumpsters and loading areas shall be screened in accordance with the regular screening requirements of Chapter 114 of the Code of the City of Richmond (2004), as amended.

**IX. PARKING:** Parking area plans shall be submitted and approved as part of the Final Plan.

A. Two off-street parking spaces shall be provided for each single-family dwelling unit.

B. One off-street parking space shall be provided for each dwelling unit in the Townhouses and the Stacked Flats.

C. Four-tenths off-street parking spaces shall be provided for each dwelling units in the Apartment Buildings.

D. No parking shall be required for the non-dwelling uses.

E. Areas devoted to the parking or circulation of vehicles shall not be located between the main building on a lot and the street line, and such areas shall not be located closer to the street than the main building on the lot or the main building on the adjacent lot.

F. 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 subsection (F), principal street frontage shall be as defined in Chapter 114 of the Code of the City of Richmond (2004), as amended.

G. The landscaping, buffer requirements and lighting for the parking areas shall comply with the requirements of Chapter 114 of the Code of the City of Richmond (2004), as amended. The buffer alternatives for parking areas shall be limited to the A, B and C alternatives.

**X. SIGNAGE:** Signage shall be permitted in accordance with the signs permitted in the R-63 Multifamily Urban Residential District by Chapter 114 of the Code of the City of Richmond (2004), as amended.

**XI. NORMAL ZONING:** Except as specifically provided otherwise by this ordinance, the zoning regulations prescribed by Chapter 114 of the Code of the City of Richmond (2004), as amended, for the district in which the Property is situated shall apply.

§ 2. The initial Final Plans for the first phase of development of the Project must be approved by the City Planning Commission within two years from the effective date of this ordinance. In the event the required submission is not approved by the City Planning

Commission within two years from the effective date of this ordinance, this ordinance shall be null and void and of no further effect. Final Plans shall include, at a minimum, site and subdivision plans, typical floor plans, elevations, landscaping, parking plans and grading, drainage, and utility plans for each phase of the development of the Project and other such information as may be needed to confirm conformance with the provisions of this ordinance.

§ 3. Building permits for the first phase of development must be approved within two years of the date of City Planning Commission approval of the Final Plans. 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 approved within two years of the date of City Planning Commission approval of the Final Plans, this ordinance shall be null and void and of no further effect.

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

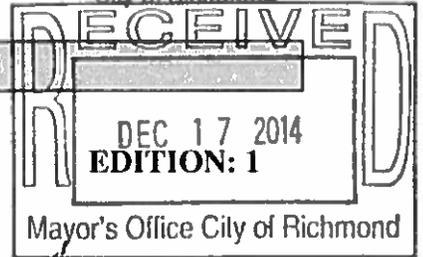


CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

DEC 17 2014

Chief Administration Office
City of Richmond



DATE: December 16, 2014

TO: The Honorable Members of City Council
OFFICE OF CITY ATTORNEY

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Christopher L. Beschler, Interim Chief Administrative Officer

THROUGH: Peter L. Downey, Interim Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

SUBJECT: Community Unit Plan for up to 300 dwelling units at 1501 and 1611 North 31st
Street (the Old Armstrong High School site)

ORD. OR RES. No. \_\_\_\_\_

PURPOSE: To authorize a Preliminary Community Unit Plan permitting the development of a
residential community not to exceed three hundred (300) dwelling units on approximately 21.76
acres of land located at 1501 and 1611 North 31st Street, upon certain terms and conditions.

REASON: The property is located in the City's R-5 Single-Family Residential zoning district,
which permits single-family development subject to meeting certain lot area, lot width and
setback requirements. The proposed development would consist of a maximum of 300 dwelling
units, open space and a community center. The dwelling units would be configured as single-
family and multifamily dwellings. The single-family dwellings would not meet the lot area, lot
width and setback requirements of the existing R-5 zoning district and the multifamily
component is not a permitted use under the existing R-5 zoning district. Therefore, a Community
Unit Plan is proposed to authorize the development.

RECOMMENDATION: In accordance with the requirements of Section 17 of the City Charter
and Article IV of the Zoning Ordinance, the City Planning Commission will hold a public
hearing on this proposal and on January 5, 2015 to determine if the development proposed by the

201412004

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. A Resolution documenting the Planning Commission's findings will be available after the January 5, 2015 meeting.

**BACKGROUND:** The subject properties are located in the North Church Hill neighborhood on North 31<sup>st</sup> Street between its intersections with Kuhn Street and Nine Mile Road. The properties are approximately 21.76 acres in area and are improved with the old Armstrong High School building, a stormwater detention basin and park facilities, including athletic fields, basketball courts, tennis courts and playground equipment.

The proposed Preliminary Community Unit Plan (CUP) would allow the properties to be developed with a maximum of 300 dwelling units, developed as single-family attached, single-family detached dwellings and multi-family dwellings substantially as depicted on the plans attached to the ordinance. The ordinance would require a minimum of 50 single-family dwellings and set a maximum 250 multi-family dwelling units to be developed on the properties. The ordinance would allow the development to occur in phases as long as each phase includes a minimum of 16% of the units developed as single-family. The multifamily would be configured in three different building types and in no case would the total number of multifamily dwelling units exceed 250; apartment buildings (max of 2 buildings and 110 units), stacked flats (max of 43 buildings and 86 units) and townhouses (minimum of 54 buildings and units).

The ordinance would also authorize a management and leasing office with community meeting space on individual parcel at the entrance to the development along 31<sup>st</sup> Street. Open space would be provided in several locations throughout the development. The ordinance would require public street and infrastructure improvements to be made to serve the development. The residential lots would all be service by alleys and have parking accessed from the rear of the lots. On-street parking, curb, gutter, street trees and sidewalks would be required throughout the development.

The surrounding properties to the east and west are also located in the R-5 zoning district. The properties to the west are occupied by single-family residential uses. Oakwood Cemetery is located to the east. The properties to the north along Nine Mile Road are located in the B-2 zoning district and are occupied by a mix of commercial uses. The properties to the south are located in the R-5 and R-53 zoning districts and are occupied by single-family residential uses.

The City's Master Plan recommends Public & Open Space for the subject properties. However, the proposal is primarily residential in character with a proposed density of approximately 14 units per acre.

**FISCAL IMPACT:** The Department of Planning & Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**COST TO CITY:** The Department of Planning & Development Review does not anticipate any impact to the City's budget for this or future fiscal years. Costs to the City include staff time for processing the request; preparation of the draft ordinances; and publishing, and mailing of public notices.

**REVENUE TO CITY:** An application fee of \$4,200 was received to process this request.

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** January 12, 2015

**CITY COUNCIL PUBLIC HEARING DATE:** February 9, 2015

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** City Planning Commission, January 5, 2015

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** None

**AFFECTED AGENCIES:** Department of Planning and Development Review  
Law Department (for review of draft ordinance)  
Department of Public Works

**RELATIONSHIP TO EXISTING ORDINANCES:** None

**ATTACHMENTS:** Draft ordinance  
Survey  
Plans  
Application & Applicant's Report

**STAFF:** Lory Markham, Principal Planner  
Land Use Administration (Room 511)  
646-6309





# 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
- preliminary plan admendment
- final plan
- final plan admenment

### Project Name/Location

Project Name: Church Hill North Redevelopment Date: 09/24/2014

Property Address: 1505 & 1611 N. 31st Street Tax Map #: E0003312005 (1505 Parks)

Fee: \$4200 Total area of affected site in acres: 21.3 Tax Map #: E0003312006 (1611 Schools)

(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R-5 (Single Family Residential)

Existing Use: Old Armstrong High School

Is this property subject to any previous land use cases?

Yes  No  
If Yes, please list the Ordinance Number: \_\_\_\_\_

### Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)  
Applicant's report to be provided with submittal package

Applicant/Contact Person: Colleen KonnickLewis Derek McDaniels

Company: The Community Builders, Inc. Northstar Development Advisors, LLC

Mailing Address: 1602 L Street, NW, Suite 401 P.O. Box 70712

City: Washington, DC 20036 Richmond, VA 23229

Telephone: (202) 552-2511 (804) 754-6224

Email: cbonnickLewis@tcbinc.org mcdlnorthstar@aol.com

Property Owner: City of Richmond-Recreation & Parks (9.7 ac.) & School Board (11.6 ac.)

If Business Entity, name and title of authorized signee: Chris Beschler <sup>Acting</sup> (CAO), Norman Merrifield (Dir Parks)

Mailing Address: 900 E. Broad St., Suite 201

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 646-5717 Norman Merrifield Fax: ( )

804 646-5205 Chris Beschler  
Email: norman.merrifield@richmondgov.com; christopher.beschler@richmondgov.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)



CITY OF RICHMOND

PLANNING COMMISSION

January 5, 2015

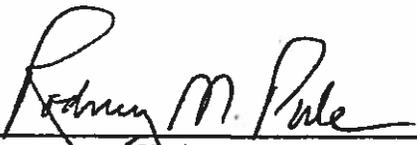
**RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION  
APPROVING A PRELIMINARY COMMUNITY UNIT PLAN PERMITTING THE  
DEVELOPMENT OF A RESIDENTIAL COMMUNITY NOT TO EXCEED THREE HUNDRED  
(300) DWELLING UNITS ON APPROXIMATELY 21.76 ACRES OF LAND LOCATED AT 1501  
AND 1611 NORTH 31ST STREET, UPON CERTAIN TERMS AND CONDITIONS.**

**WHEREAS**, plans have been submitted for the construction of up to 300 dwelling units, open space, community space and public streets and alleys on approximately 21.76 acres of land located at 1501 and 1611 north 31st street; and

**WHEREAS**, the conceptual plans entitled "Old Armstrong High School – Community Unit Plan Preliminary Plan," prepared by Torti Gallas and Partners, Inc., dated December 18, 2014 (the "Preliminary Plan"), has been reviewed by the City Planning Commission to determine the appropriateness of the proposed development in relation to its impact on surrounding properties, and conformity with planning principles and objectives.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Richmond, Virginia, in accordance with Article IV of Chapter 114 of the Richmond City Code of 2004, as amended, hereby determines that the development proposed by the 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.

**BE IT FURTHER RESOLVED**, that the Planning Commission having held a public hearing on the proposed Preliminary Community Unit Plan on January 5, 2015, hereby approves said Plan, consisting of all the above mentioned documents.

  
\_\_\_\_\_  
Chair

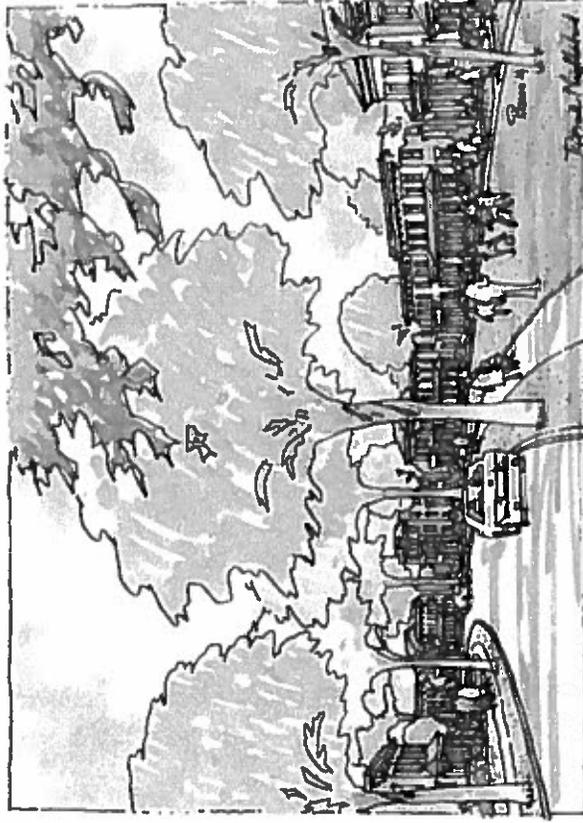
  
\_\_\_\_\_  
Secretary

# CHURCH HILL NORTH REVITALIZATION

## COMMUNITY UNIT PLAN - PRELIMINARY PLAN: The Old Armstrong High School Site

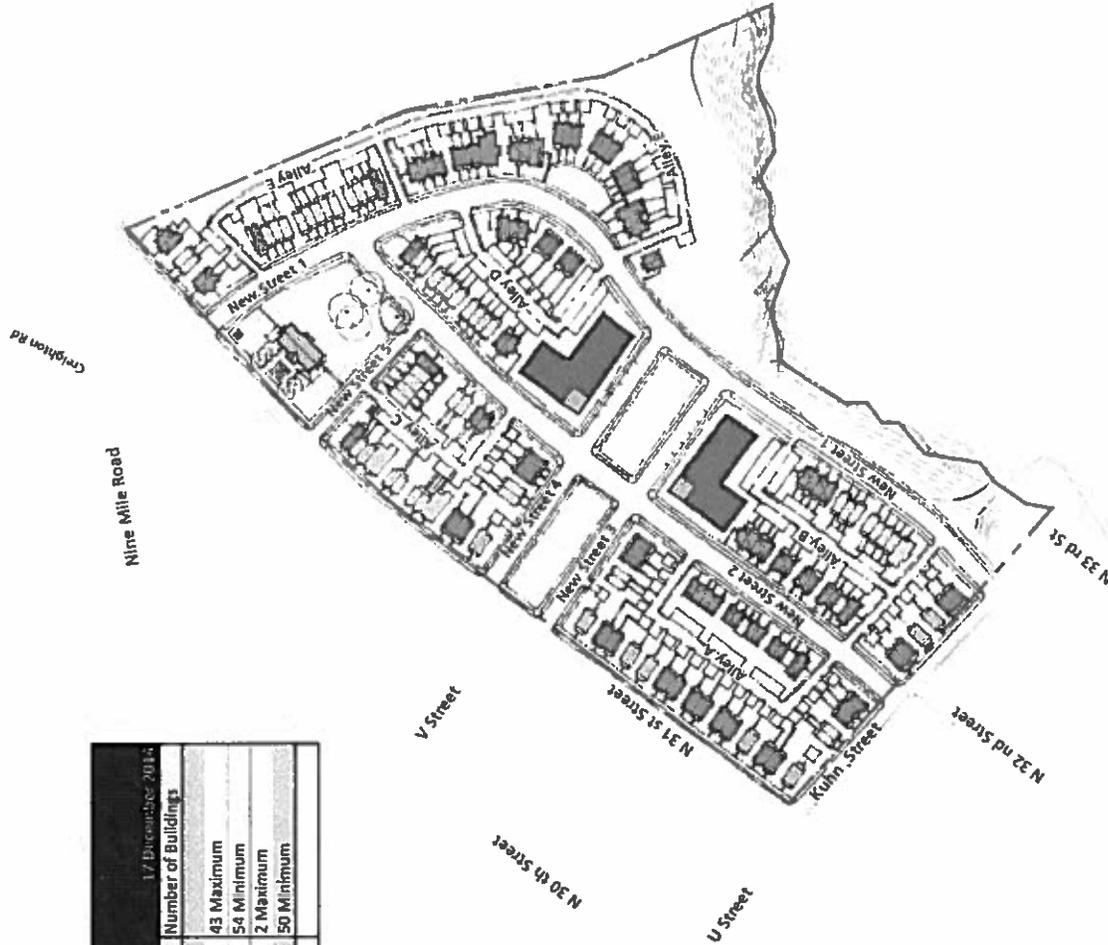
### Preliminary Application Graphic Supplement

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Old Armstrong High School Site Program The Community Builders East, Galus and Partners			
17 December 2014			
Type	Number of Units	Number of Buildings	
Multifamily	250		
Stacked Flats	86	43 Maximum	
Townhouses	54	54 Minimum	
Apartments	110	2 Maximum	
Single Family (Attached & Detached)	50	50 Minimum	
<b>TOTALS</b>	<b>300</b>		



**LEGEND:**

- Multifamily
- Apartments
- Stacked Flats
- Townhouses
- Single Family
- Attached
- Detached
- Community Space

© 2014 East Galus and Partners, Inc. | Five Springs Street, 4th Floor, Oakton Springs, Fairfax County, Virginia 22091 | 703.444.4444

**Building Typology Diagram**

THE COMMUNITY BUILDERS INC.  
EAST GALUS AND PARTNERS, INC.  
THE TIMMONS GROUP

CITY OF RICHMOND  
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

OLD ARMSTRONG HIGH SCHOOL SITE | COMMUNITY UNIT PLAN  
PRELIMINARY PLAN



© 2013 Terra Group and Partners, Inc. | 1100 Spring Street, Suite 200, San Francisco, CA 94109 | www.terra.com

Legend	Lot Type
[Symbol]	Multifamily Bulk Parcel Lot
[Symbol]	Single Family Lots
[Symbol]	Open Space
[Symbol]	Community Center
[Symbol]	Single Family Parking Space Locations

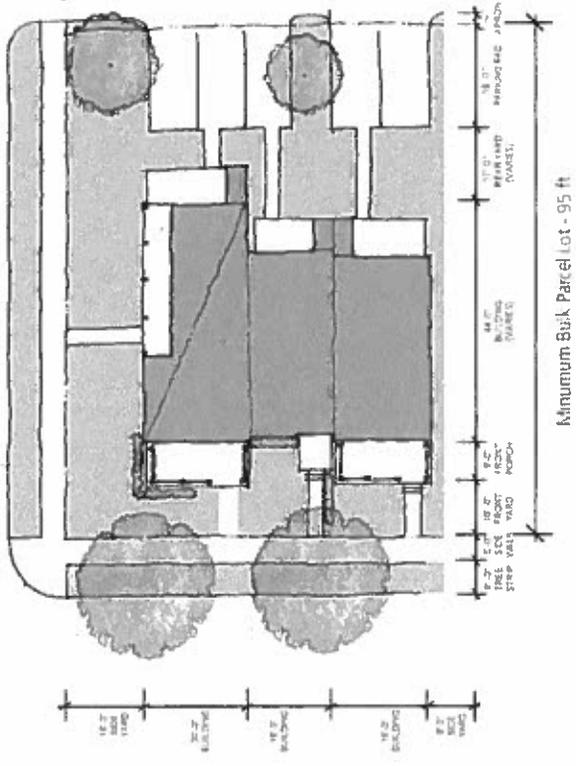
**Lot Type Plan Diagram**


**TERRA GROUP AND PARTNERS, INC.**  

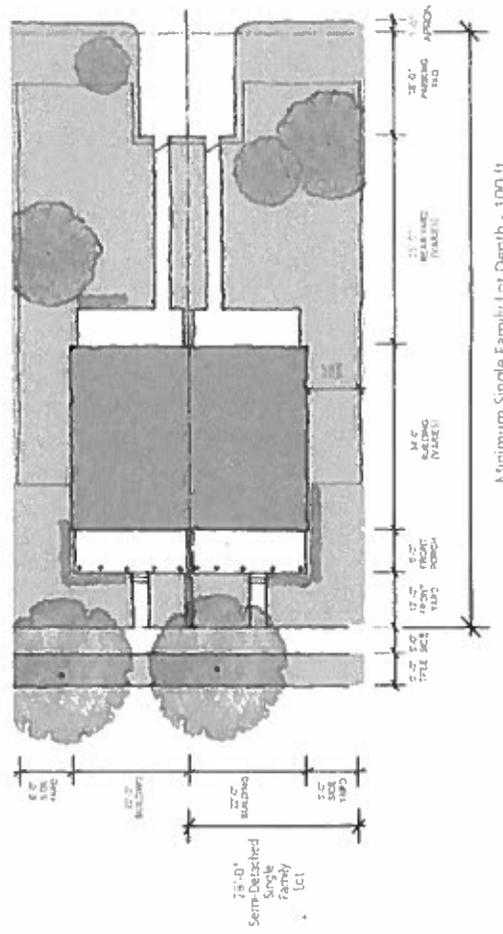
**FORT GARCIA AND PARTNERS, INC.**  

**THE HIMMELS GROUP**

CITY OF REICHMUND  
 REICHMUND DEVELOPMENT AND HOUSING AUTHORITY



Minimum Bulk Parcel Lot - 95 ft



Minimum Single Family Lot Depth - 100 ft

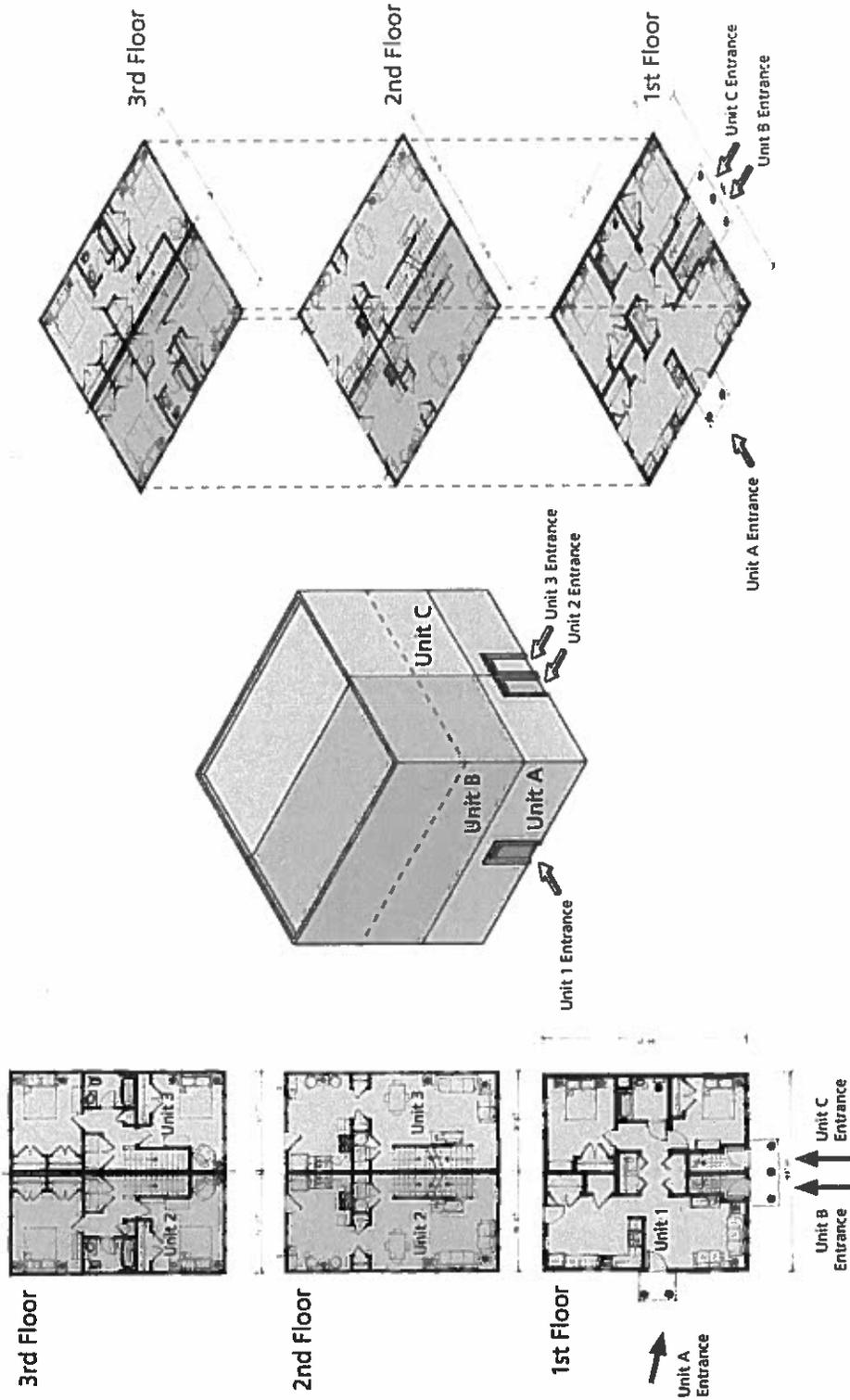
**Lot Diagrams**

**THE COMMUNITY BUILDERS INC.**  
**FORLI, GALEAS AND PARTNERS, INC.**  
**THE DIMONIA GROUP**

**CITY OF RICHMOND**  
**RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY**

# Stacked Towns

## Three 2-Bedroom Units



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**Stacked Unit Diagram - Stacked Towns**

THE COMMUNITY BUILDERS, INC.  
 FORRELL GILLES AND PARTNERS, INC.  
 THE THOMSON GROUP

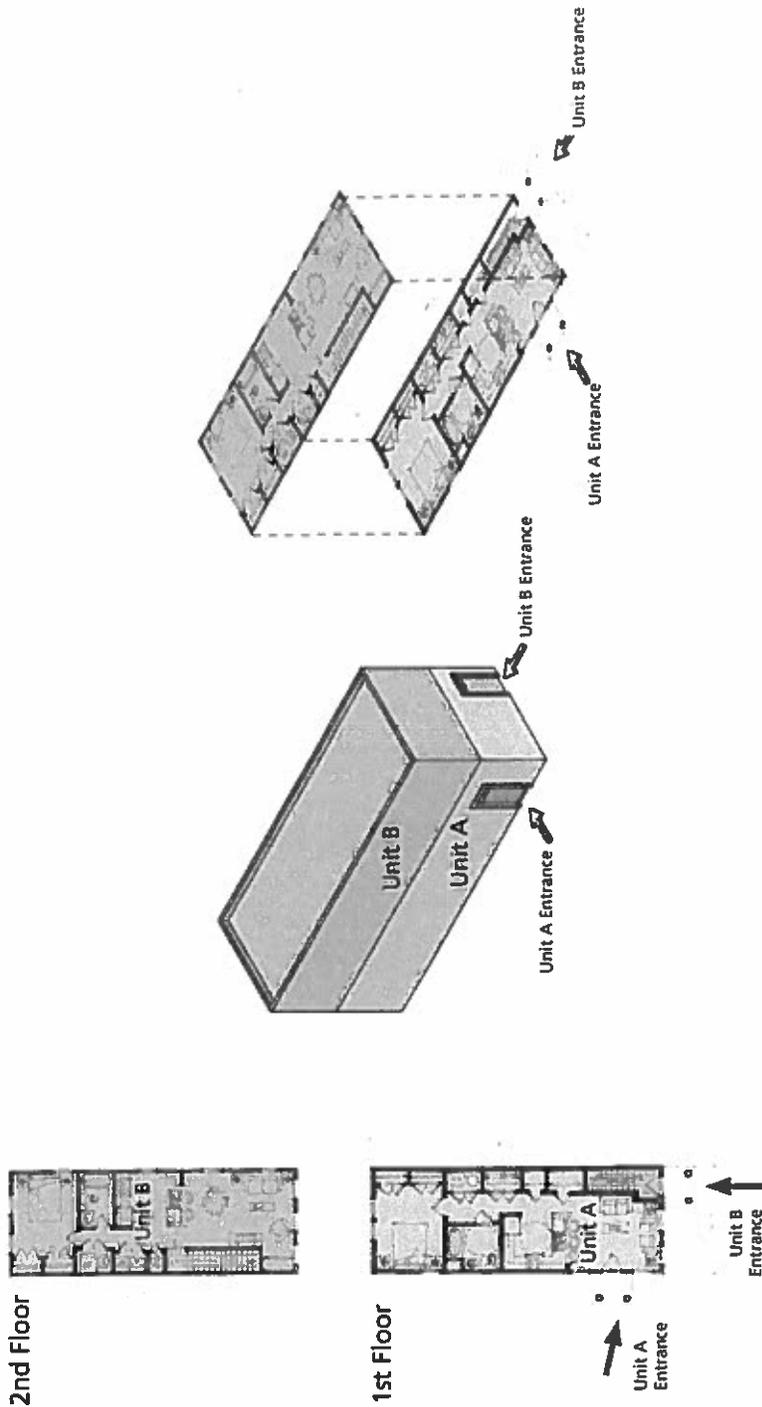
CITY OF RICHMOND  
 RICHMOND REPLEVEMENT AND HOUSING AUTHORITY

OLD ARMSTRONG HIGH SCHOOL SITE

COMMUNITY UNIT PLAN  
 PRELIMINARY PLAN

# Stacked Flats

## Two 1-Bedroom Units



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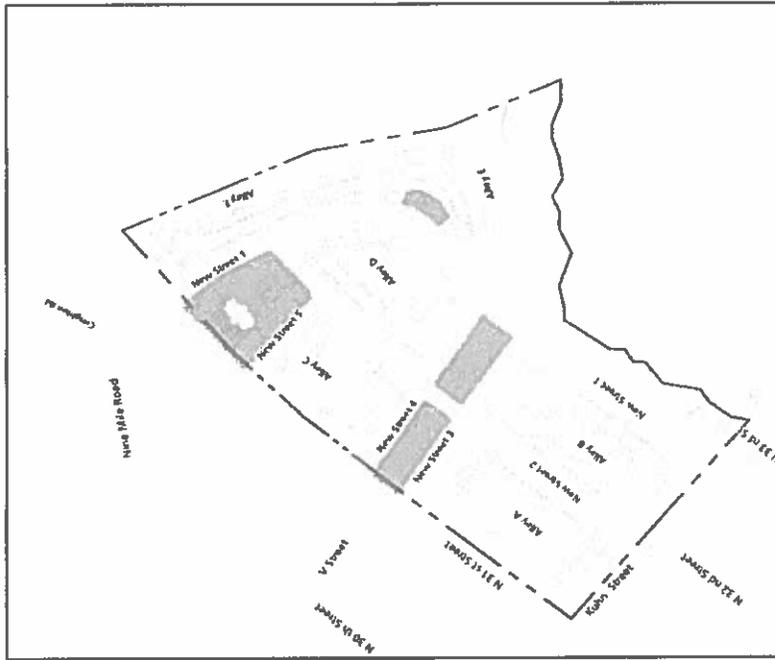
### Stacked Unit Diagram - Stacked Flats

THE COMMUNITY BUILDERS INC.  
 1400 GALLATIN AVENUE, SUITE 100  
 RICHMOND, VA 23220

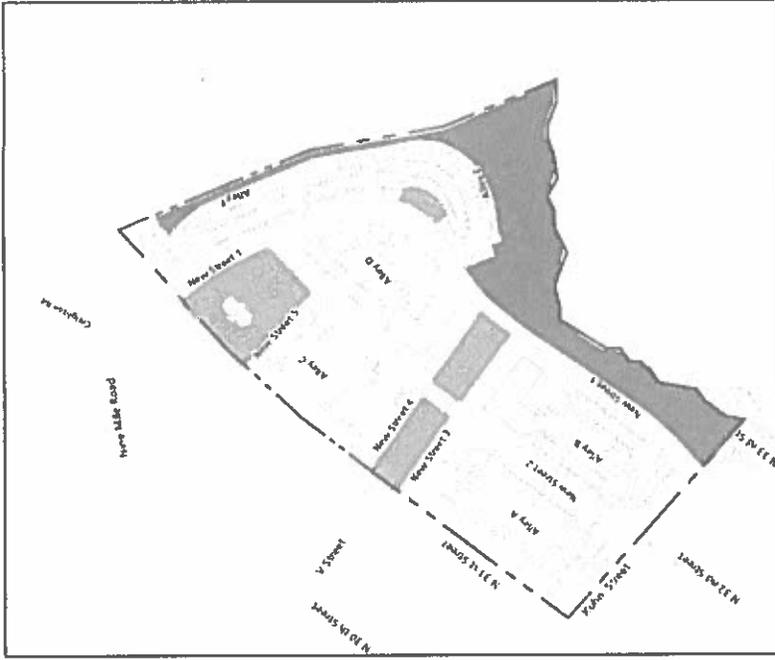
CITY OF RICHMOND  
 RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

OLD ARMSTRONG HIGH SCHOOL SITE

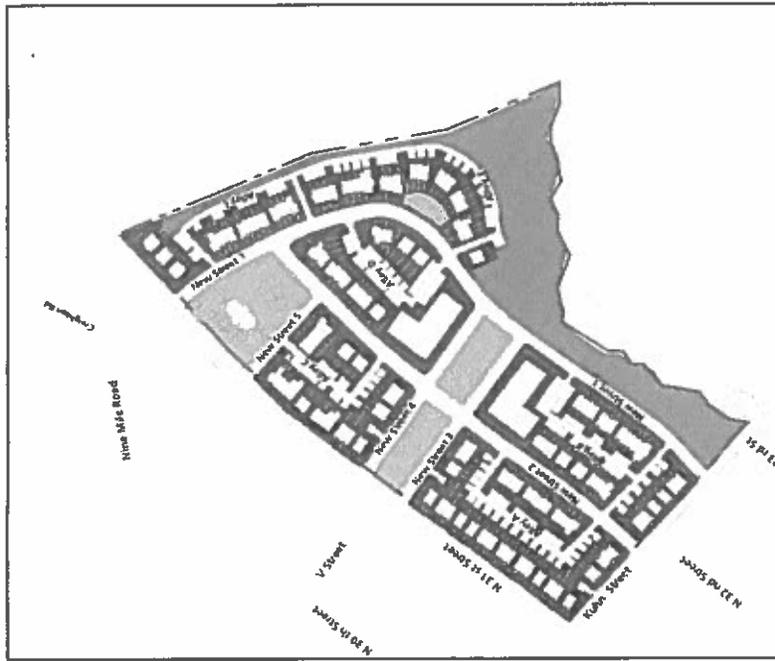
COMMUNITY UNIT PLAN  
 PRELIMINARY PLAN



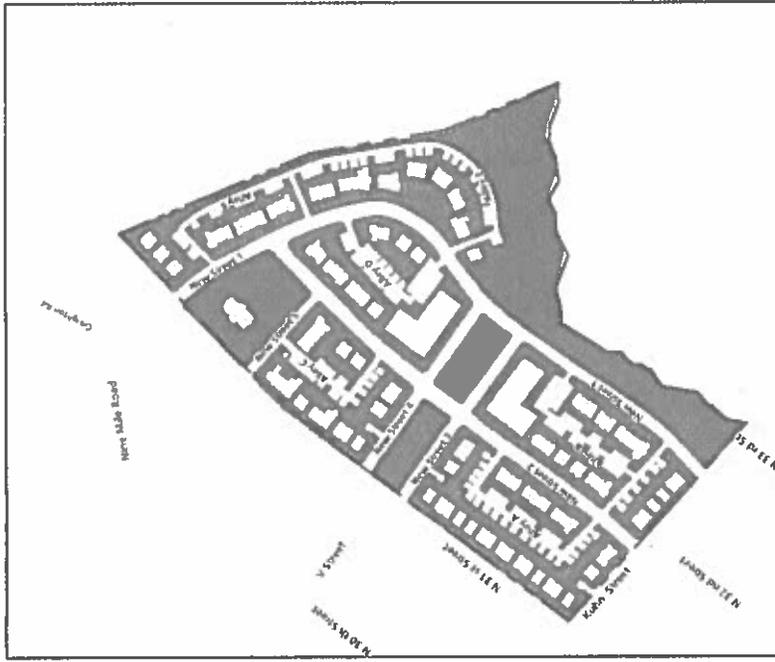
Total Site Area: 948,000 ft (21.76 Acres)  
 Total Formal Open Space 90,000 sf (2 Acres)  
 90 K / 948 K = **9.5%** Formal Open Space



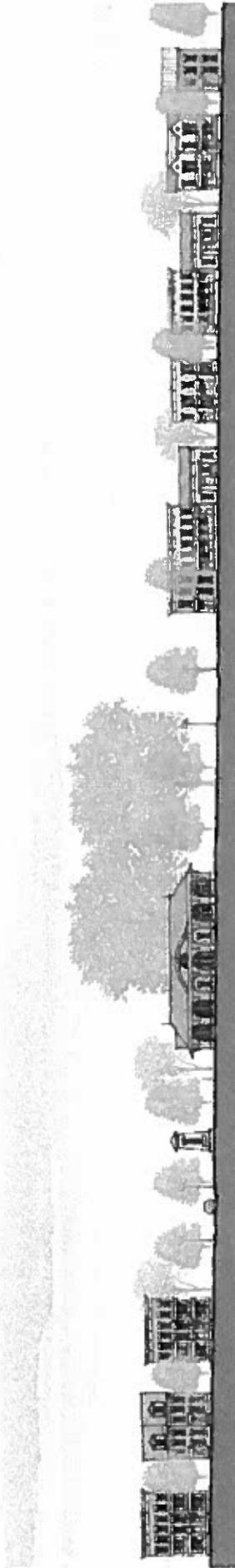
Total Site Area: 948,000 ft (21.7 Acres)  
 Total Dedicated Open Space 252,000 sf (5.8 Acres)  
 252 K / 948 K = **26.6%** Dedicated Open Space



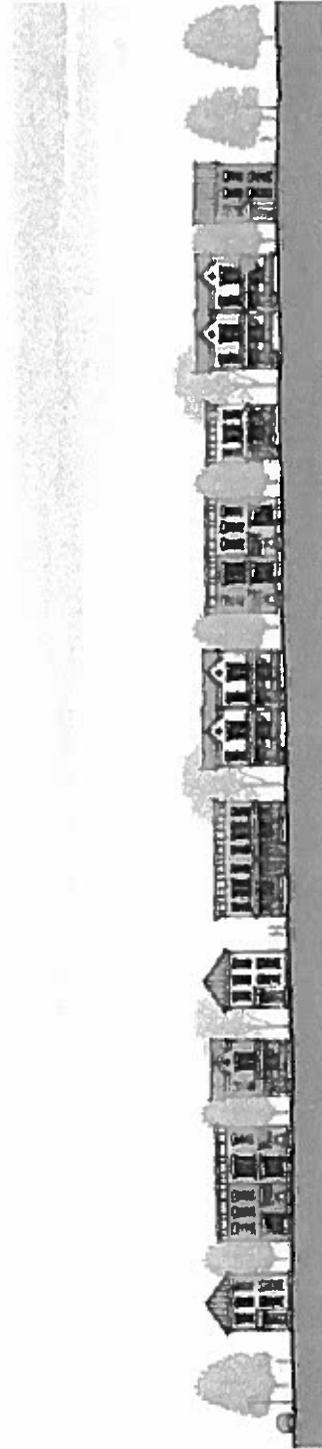
**Total Site Area: 948,000 ft (21.7 Acres)**  
**Total Dedicated Open Space 252,000 sf (5.8 Acres)**  
**Total Yard and Sidewalks Open Space 328,000sf (7.5 Acres)**  
**Total Open Space 580,000 sf**



**Total Site Area: 948,000 ft (21.7 Acres)**  
**Total Open Space 580,000 sf (13.3 Acres)**  
**580 K / 948 K = ± 60% Total Open Space**



STREET ELEVATION A



STREET ELEVATION B



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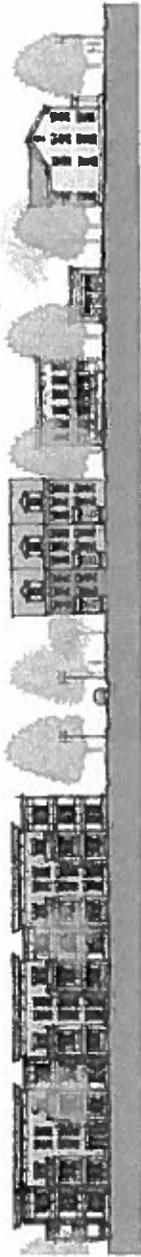
**Building Character**

**BURT COLLINS AND PARTNERS, INC.**  
**PLANNERS AND ARCHITECTS**

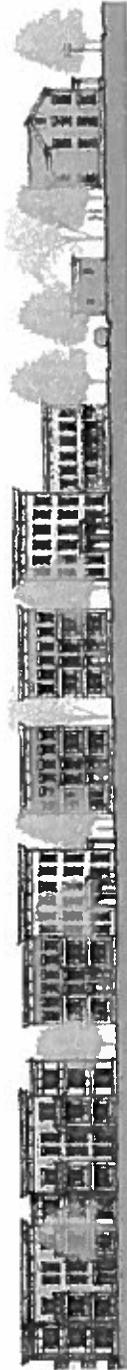
**CITY OF RICHMOND**  
**RICHMOND DEVELOPMENT AND HOUSING AUTHORITY**

**OLD ARMSTRONG HIGH SCHOOL SITE**

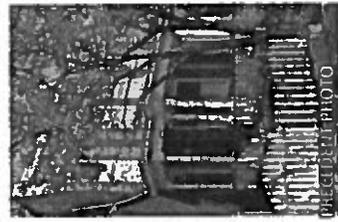
COMMUNITY UNIT PLAN  
 PRELIMINARY PLAN



STREET ELEVATION A



STREET ELEVATION B



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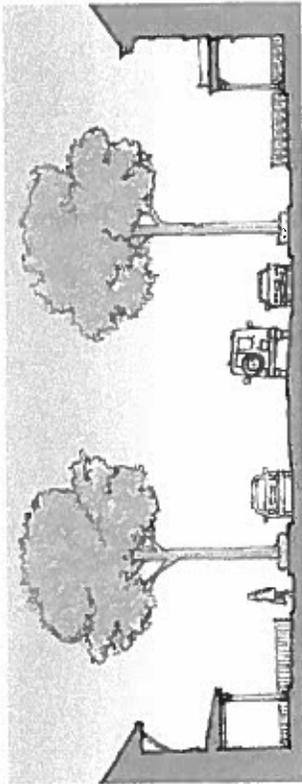
**Building Character**

**THE COMMUNITY BUILDERS INC.**  
**FORRESTER AND PARTNERS, INC.**  
**THE LINCOLN GROUP**

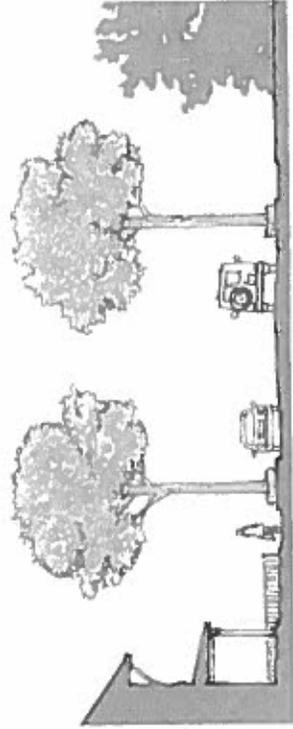
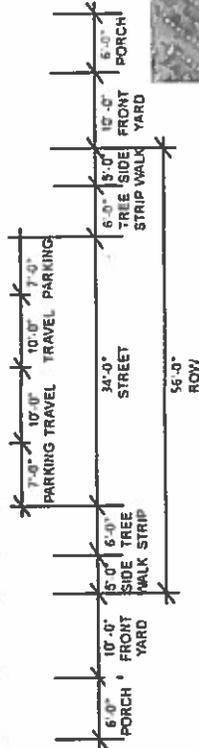
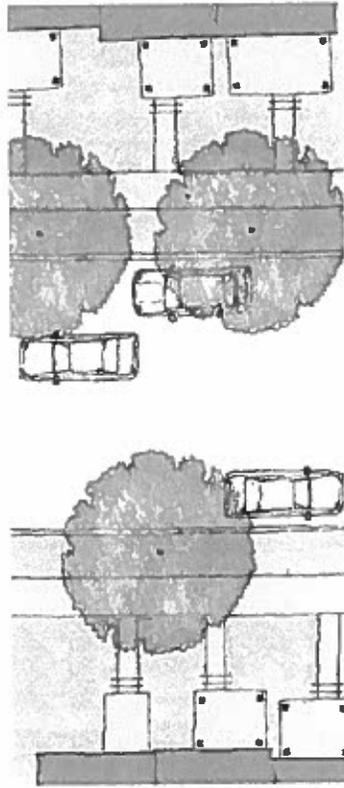
**CITY OF RICHMOND**  
**RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY**

**OLD ARMSTRONG HIGH SCHOOL SITE**

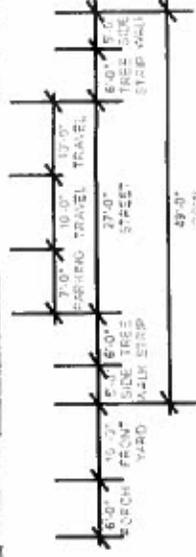
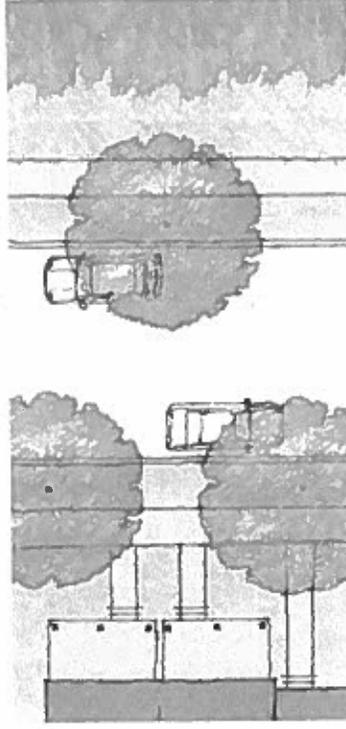
COMMUNITY UNIT PLAN  
 PRELIMINARY PLAN



Two-Way Street Parking Both Sides

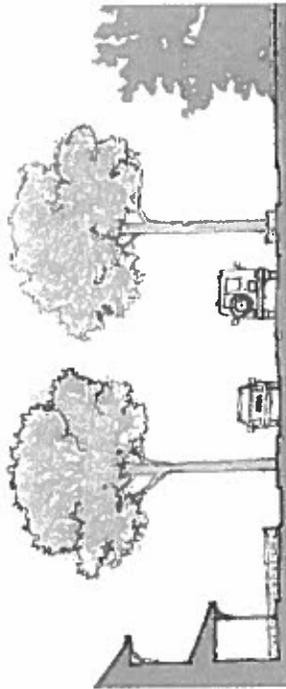
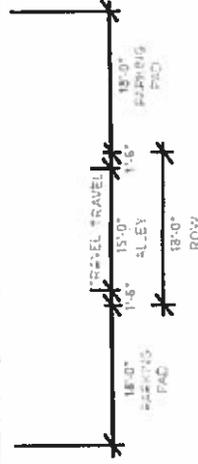
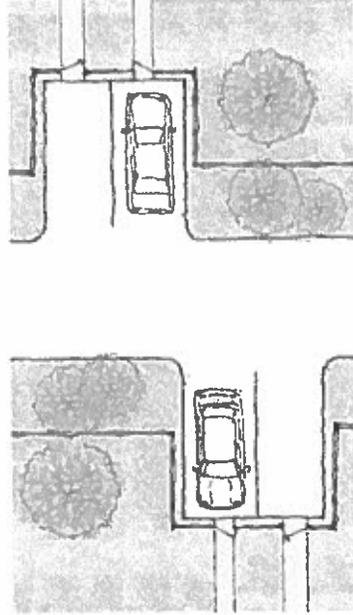


Two-Way Street Parking One Side

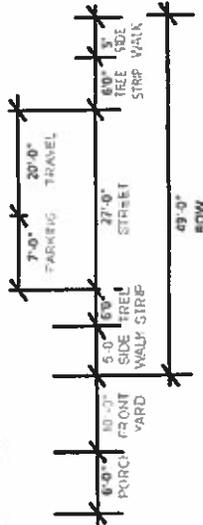
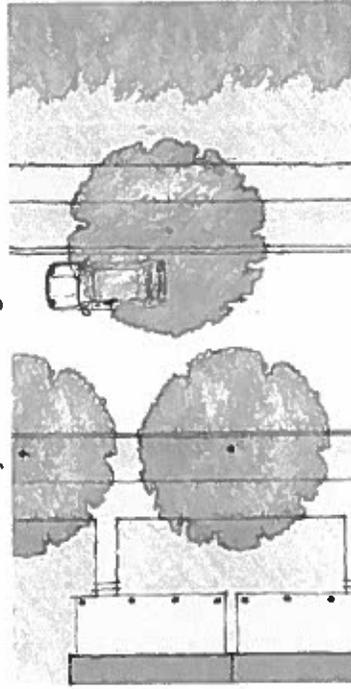




Alley Section



One-Way Street Parking One Side





# 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
- preliminary plan admendment
- final plan
- final plan admenment

### Project Name/Location

Project Name: Church Hill North Redevelopment Date: 09/24/2014

Property Address: 1505 & 1611 N. 31st Street Tax Map #: E0003312005 (1505 Parks)

Fee: \$4200 Total area of affected site in acres: 21.3 E0003312006 (1611 Schools)  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R-5 (Single Family Residential)

### Proposed Use

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

Existing Use: Old Armstrong High School

Is this property subject to any previous land use cases?

- Yes
- No

Applicant's report to be provided with submittal package

If Yes, please list the Ordinance Number: \_\_\_\_\_

Applicant/Contact Person: Colleen BonnickLewis Derek McDaniels

Company: The Community Builders, Inc. Northstar Development Advisors, LLC

Mailing Address: 1602 L Street, NW, Suite 401 P.O. Box 70712

City: Washington, DC 20036 Richmond, VA 23229

Telephone: (202) 552-2511 (804) 754-6224

Email: cbonnickLewis@tcbinc.org mcdlnorthstar@aol.com

Property Owner: City of Richmond-Recreation & Parks (9.7 ac.) & School Board (11.6 ac.)

If Business Entity, name and title of authorized signee Chris Beschler <sup>Acting</sup> (CAO), Norman Merrifield (Dir Parks)

Mailing Address: 900 E. Broad St., Suite 201

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 646-5717 Norman Merrifield Fax: ( )

804 646-5205 Chris Beschler  
Email: norman.merrifield@richmondgov.com; christopher.beschler@richmondgov.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)

## **CUP Report**

### **"A unified vision for Armstrong site and the East End Transformation"**

The proposed mixed-income community at the Old Armstrong High School site is a vital component of Richmond's East End transformation. Under the leadership of RRHA, the City of Richmond and The Community Builders this proposal joins hands with the other key initiatives in Church Hill North that are already underway. These other initiatives are shepherded by the City of Richmond, Bon Secours, The Community Builders with Storefront for Community Design, Habitat for Humanity and Virginia Commonwealth University. Several projects of public infrastructure investments are also being made.

The plan for a new mixed income community at the Armstrong site has been generated through an inclusive community based process. This plan 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 future Mixed Use Center at the intersection of 31st Street and Nine Mile road, would anchor the East End of the Nine Mile Corridor and bring together Armstrong, Creighton and the surrounding neighborhoods.

The Armstrong site is approximately 21.6 acres and has an existing vacant high school and under-utilized recreational facilities. The proposed plan envisions the demolition and removal of the existing vacant school building and the introduction of a maximum of 300 new homes and 20,000 SF of Commercial/ Community facility along with new, on-site recreational open spaces and memorialization of the Old Armstrong High School. The program is based on the working Principles for an East End Transformation involving 'One for One replacement' (Creighton Court), a 'Build First' methodology to minimize relocation, and the delivery of a high quality mixed-income neighborhood.

The proposed plan respects and echoes the past history and legacy of The Armstrong High School through the creation of "Armstrong Memorial Garden". This garden will preserve a cluster of existing mature trees on the school site and announce the entry with a monument that will be specially envisioned by the City and a committee of Armstrong alumni. A healing garden for the community is also proposed.

The Central Park at the axis of V Street opens up to 31st street and accommodates 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 eyes on it, this community will let people enjoy good health, safety and high quality of life. Some of the existing play areas and recreational activities at the Armstrong site would be replaced, augmented and re-sited as part of this new Central Park. This would also tie into to the larger citywide initiative with the proposed bike trail system between the recreational parks and the Mountain bike trail behind Fairfield Elementary School. A new community center is proposed on site near the Nine Mile road intersection for greater visibility from the surrounding community. Smaller neighborhood greens such as the "Crescent" and BMP elements such as rain gardens and bio swales are sprinkled throughout the neighborhood.

The new homes have individual front and rear yards with private parking pads accessed from rear lanes. This allows for a pedestrian friendly streetscape with front porches, street trees, and sidewalks that keep with the rich traditions of Richmond's best neighborhoods. This layout also ensures adequate safety, light and air into each residence. A balanced mix of housing types (both rental and home ownership) ranges from one-story bungalows, two-story single-family detached homes, duplexes, short strings of town homes, two- and three-story stacked flats and two, three-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 (30th St, 31st St, Kuhn St, V St) 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, the Fan District, and Monument Avenue. 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 superior quality of the new homes will blend the affordable, work force and market rate housing making them indistinguishably from each other. Such a residential character will enhance the image of the surrounding context as well. The homes facing 31st street will be a mix of the smaller scale duplexes and single-family homes, aptly responding to the existing context on the other side of this street.

The new homes at the Armstrong site set the stage for the larger East End Transformation and delivers Livability from Concept to Life by holistically addressing the Natural Systems, the Built Environment and People. Such a comprehensive solution creates a unified vision for the East End transformation and enhances the city as a whole.

**CUP Standards**  
**Old Armstrong High School Site**  
Maximum Residential Density – 14 du/acre

	<b>Multifamily Apartment Building</b>	<b>Buildings on Bulk Lots (Together denoted as multifamily)</b>	<b>Single Family</b>	<b>Community Center</b>
Minimum Lot Area	-	-	1600 sq. ft.	17,500 sq.ft.
Minimum Lot Area /Unit	-	1200 sq. ft.	1600 sq. ft	-
Maximum FAR	1.2	-	-	-
Minimum Yard Setback (From property line to face of building)	Front: 10 ft. Side: 7 ft. Rear: 7 ft.	Front: 10 ft. Side: 6 ft. Rear: 5 ft.	Front: 10 ft. Side: 6 ft. Rear: 5 ft.	Front: 10 ft. Side: 6 ft. Rear: 20 ft.
Maximum Lot Coverage	70%	40%	55%	25%
Overall Max Height (from average grade to top of roof)	3 Stories maximum	3 Stories maximum	Principal: 3 Stories maximum	2 Stories maximum
Off Street Parking**	.4space/du	1 space/du	2 space/du	None
Minimum dwelling Size	600 sq. ft.	600 sq. ft.	-	-

\*Bulk lot areas are subject to change based on unit distribution. Please see preliminary site plan for current lot configurations

\*\*On Street Parking will also be provided

**Lot Nomenclature:**

- Bulk Lot: Bulk parcels created by street and alley Right of Ways for multifamily units.
- Single Family Lot: Individual lots for single family attached and single family detached units.
- Multifamily Apartment Building Lot: Contains one multifamily apartment building and its associated surface parking.

**Building Nomenclature**

- Bulk Lots contain the following building types (together denoted as multifamily):
  - 2-3 story townhouses with a common party wall in between each unit
  - Two story Stacked Flat : 2 units(1 Bedroom Flat over 1 Bedroom flat)
  - Three story Stacked Flats 3-units (Two 2 Bedroom townhouses over one 2 Bedroom flat)
  - One story (3-4 Bedroom) Bungalow attached to townhouses
- Apartment Building
  - Three story apartment building with 1-2 Bedroom Units (will include space for amenities and an elevator lobby). One building will be a dedicated senior building.

- Single Family
  - Single family detached
  - Single family attached

### Distance between Buildings

- Minimum Distance between Multifamily Apartment Building and Townhomes: 14 ft.
- Minimum Distance between single family detached, single family attached, multifamily (townhomes, stacked flats): 12 ft.

### Open Space

- Total Open Space of total Site Area: 60%  
(Calculated per open space definition Section 114-1220)

### Exterior Materials

The buildings' exterior veneers will be constructed with brick and cementitious siding (James Hardie Plank and Panel are common trade names). Roofs will be asphalt shingles (3 Tab, architectural profile), potentially flat roofs at the multifamily apartment buildings, and the potential use of metal roof in limited applications.

### Building Height

The building height maximum will be 3 stories. Floor-to-floor height (including structure) shall be 9'6" minimum and 14' maximum. The maximum roof pitch will be 8:12. The roof pitches will generally follow the Richmond character of shallow front to back roofs. The 8:12 roof pitch will add variety to the streetscape. The specific roof conditions for the buildings shall be provided at the stage when the building/unit design is developed.

### Accessory Buildings, Porches, and Right of Ways

- Accessory buildings will only consist of detached garages for some lots. These will be alley loaded, and occasionally side loaded off of public streets (corner lots).
- Porches have a minimum depth of 6 feet
- Some units will have covered stoops
- Attached storage sheds and patios will be provided at the rear of the unit
- Right of ways consist of the following:
  - Two way street, parked both sides:
    - 56' ROW – 20' drive aisles (two 10' drive aisles) , 7' parking (both sides), 6" curb, 5'6" plant strip, 5' sidewalk
  - Two way street, parked one side:
    - 49' ROW - 20' drive aisles (two 10' drive aisles) , 7' parking (one side), 6" curb, 5'6" plant strip, 5' sidewalk
  - One way street, parked one side:
    - 49' ROW - 20' drive aisles (two 10' drive aisles) , 7' parking (one side), 6" curb, 5'6" plant strip, 5' sidewalk

- Two Way Alley:
  - 18' ROW - 15 ft. cartway

### **Community and Commercial Services**

- Community Center
  - Management, Leasing, Maintenance, Resident Leadership offices, and small Classroom spaces are potentially anticipated
- Multifamily Apartment Building
  - Flexible Community Meeting and Multipurpose spaces