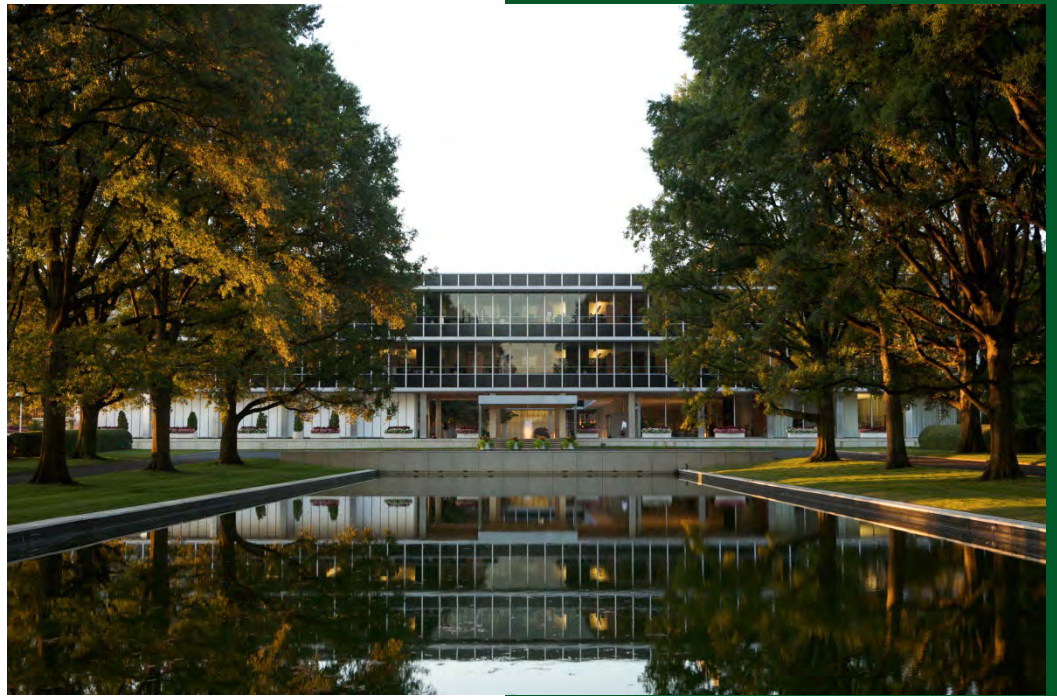


2021

LOCAL ENTERPRISE ZONE ANNUAL REPORT



Enterprise Zone Annual Report 2021

Enterprise Zone Annual Report

**Department of Community
Revitalization**

July 2022



Local Enterprise Zone Annual Report

County of Henrico, Virginia

Department of Community Revitalization
July 2022

Henrico County, VA Enterprise Zone Annual Report 2021

Acknowledgements

The 2021 Local Enterprise Zone Annual Report was prepared by the County of Henrico Department of Community Revitalization, Division of Community Development.

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Preface

The 2021 Local Enterprise Zone Annual Report is submitted electronically to the Virginia Department of Housing and Community Development (DHCD) through the Centralized Application Management System (CAMS). The CAMS system does not accommodate the creation of a printed report. This document was compiled using the same information submitted in CAMS to DHCD in order to provide the public with a user-friendly booklet to review the Henrico County submission. Questions about this document may be directed to the Henrico County Department of Community Revitalization in the following manner:

- In person at 4905 Dickens Road, Suite 200, Henrico, VA 23230, between the hours of 8:00 a.m. and 4:30 p.m.;
- By email to enterprisezone@henrico.us; or,
- By telephone at (804) 501-7617

County of Henrico
Department of Community Revitalization
July 2022

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Zone Administration

Zone Description

The Henrico Enterprise Zone was established in 2003 with the re-designation of the City of Richmond North Enterprise Zone and the zone initially included areas along W. Broad Street from the corporate limits west to Glenside Drive, and along Nine Mile Road from Dabbs House Road to Hanover Road.

Zone amendments were approved by the Virginia Department of Housing and Community Development (DHCD) in 2004, 2006, 2008, 2010, 2011, 2012, 2015, and 2020. These amendments included the addition and removal of selected properties along commercial corridors and industrial areas, as well as several new local incentives. The zone now includes a variety of older commercial corridors including portions of Nine Mile Road, Lakeside Avenue, Williamsburg Road, Laburnum Avenue, Mechanicsville Tpk, Brook Road, Staples Mill Road, and W. Broad Street, as well older shopping centers targeted for reinvestment or renewal such as Willow Lawn, Chamberlayne Farms, and Regency Square and the Zone includes economic development sites such as Reynolds Crossing, and numerous industrial sites in the eastern portion of the County.

Zone Planning

- The most recent Enterprise Zone Amendment was approved in 2020, and added approximately 282 acres and deleted approximately 274 acres. The new Zone acreage total contains 3,835 acres leaving a 5-acre surplus or reserve. Future amendments will be evaluated for acreage addition or deletion based upon need, development/redevelopment potential, and owner request;
- Department of Community Revitalization outreach materials (brochures, webpage) are continuously reviewed and revised as necessary. Related marketing materials from other departments and the Economic Development Authority also will continue to be reevaluated, and revised as needed during 2022;
- New and expanded incentives will be considered to allow for better response to business needs, revitalization potential, and to bolster underutilized incentives; and,
- Beginning in 2019, Henrico County funded the work necessary to list a portion of the Sandston Community in eastern Henrico in the National Register of Historic Places. This work was completed in 2021, approved by the State Review Board and Board of Historic Resources in September 2021, and approved by the National Park Service in November 2021. Included in the new district were properties within the Williamsburg Road portion of the Enterprise Zone. Inclusion of the Williamsburg Road corridor makes rehabilitation tax credits available to businesses incentivizing building improvements. Marketing of this program will continue in 2022.

The following are initiatives that are on-going and will continue:

- i. Encourage existing Enterprise Zone business associations to help promote the use of EZ incentives and continue to work with existing business associations to increase involvement.
- ii. Conduct personal visits to businesses within the Zone to promote program benefits and determine individual business needs that could benefit from amended County incentives;
- iii. Identify and inform large revitalization and investment projects of State Enterprise Zone opportunities; and,
- iv. Notify all new property owners within the Enterprise Zone of available benefits and incentives;
- v. Regularly consult with the County's Economic Development Authority on opportunities for Zone expansion and incentive modifications.
- vi. Following the end of the calendar year, provide notification to all Enterprise Zone businesses where building permit records show work was completed of a value that might enable the property to qualify for Real Property Investment

Grants (RPIG). Notification provides information on the RPIG and encourages application to that program.

- vii.* Depending on what process DHCD decides for the ability to extend the Henrico Zone for 5 additional years, Henrico will submit the appropriate documentation and request in 2022.

Local Zone Administrator Assistance Request

- 1) DHCD should consider purchasing the quarterly Micro Level Employer Information from the VEC on behalf of all Enterprise Zone localities. This investment, while costing DHCD \$500, would save individual EZ localities the unnecessary \$500 expense. The current VEC pricing structure also forces many localities to undertake a less accurate methodology. The use of the VEC Micro Level Employer Information data would provide a consistent methodology for all EZ localities to calculate new businesses and jobs. This is the sixth consecutive year in which Henrico County has raised this issue.
- 2) DHCD, through the CAMS Portal, should provide a way to download and print the Annual Report as a complete document.
- 3) As suggested to DHCD in the 2020 Annual Report, DHCD should assemble a working group of Annual Report stakeholders (mostly EZ localities) to re-evaluate what is required in the Annual Report. Essentially little has changed in the format or requirements and there are numerous improvements that could be made in the type and quality of data collected the process for collecting data for consistency among programs, and the overall structure.

Zone Activities & Photos

Zone Activity Report

Mondelez at 6002 Laburnum Avenue:

Expansion of Mondelez International cookie and cracker manufacturing involved a 68,000-square-foot expansion and additional improvements at 6002 S. Laburnum Avenue that included a high-speed Oreo production system. The total investment which was completed in 2021 was approximately \$10 million. Over a period of two years, the project received over \$81,866 in local building permit fee waivers.



Altria Headquarters at 6601 West Broad Street:

One of the largest renovations in Henrico in 2021, this project served to renovate the 250,000-square-foot former Reynolds Metals Headquarters office building. The renovation included amenities such as a fitness center, two kitchens, dining areas, a conference center, hair salon, medical suite, company store, and travel agency. Site improvements included perimeter fencing, entry guardhouses, and site entrances. Investment of this project totaled \$2,7423,734 and the project received \$200,000 in Real Property Improvement Grant funds. Local permit fee waivers totaled \$32,200. The building is listed in the National Register of Historic Places and is designated a Virginia Historic Landmark.



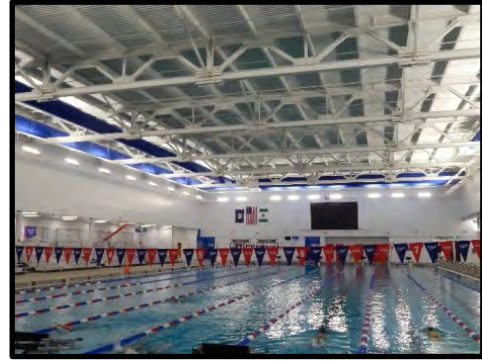
Anord-Mardix at 2704 Seven Hills Blvd:

Anord-Mardix (USA), Inc., an Ireland-based leading global producer of power distribution and protection equipment, invested \$907,500 to establish its second manufacturing facility. The investment will allow the company to augment production of power infrastructure components to its North American data center clients, supporting new and projected growth. The company's move added approximately 50 jobs to this location. The Virginia Economic Development Partnership worked with the Henrico Economic Development Authority to secure the project for Virginia and will support Anord-Mardix's job creation through the Virginia Jobs Investment Program.



NOVA of Virginia Aquatics:

NOVA of Virginia Aquatic Center is a component of the Regency Square shopping mall redevelopment. The aquatics center was built from the former Macy’s department store and represented an \$8,799,966 investment. The project includes an eight-lane 50-meter pool totaling 46 new lanes. The project received a Real Property improvement Grant of \$200,000 along with building and planning permit fee waivers.



Arbys at 5220 Williamsburg Rd:

This project involved transformative renovation inside and outside the building. Originally built in 1988, this property was renovated in March- April 2021. This 3,938 SF property received a Real Property Improvement Grant of \$44,914.20 based on an investment of \$324,571. Additional Permit Fee Waivers were granted relative to Building Inspection fees associated with the renovation totaling \$2,139 throughout 2020-2021.



The Riptide Car Wash at 3025 Mechanicsville Turnpike:

The Rehabilitation of this carwash received a design assistance grant from Henrico County for façade improvements. Investment of this project totaled \$357,256.20. This project received a Real Investment Property Grant of \$51,451.24.



Zone Activities Report for Non-Participants

All projects and activities within the Enterprise Zone boundaries that required local building permits received the Permit-Fee Waiver incentive. In 2021 the following permit and application fees were waived: 534 building permits and \$1,834,257.00 in fees; 6 applications totaling \$4,500 in Provisional Use Permit fees; 10 applications totaling \$15,536.10 in Rezoning fees; and 24 cases totaling \$12,218.10 in Plan of Development fees, for a total of 574 fee waiver cases totaling \$1,866,511.20. There are always businesses that may be eligible for state grants, are notified of potential eligibility, but for unknown reasons do not apply

Zone Inactivity

The Virginia Enterprise Zone grant program in Henrico County traditionally experiences strong utilization of grant incentives. State incentives are routinely discussed and explored with local business owners located within Enterprise Zone as well businesses interested in relocating or opening locations with the Henrico County Enterprise Zone. In early January 2022, county staff sent mailings to 37 businesses that completed substantial construction within the zone during 2021, notifying them of the Real Property Investment Grant program and deadline.

For grant year (GY) 2021, 11 Henrico County businesses received Real Property Investment Grants (RPIG) totaling \$1,215,236.91 and two businesses received Job Creation Grants (JCG) totaling \$49,968.00.

Job Creation & Investment Data

Local Incentive Utilization

A total of 945 Qualified Businesses utilized local Enterprise Zone incentives during GY 2021. The total awarded value of all incentives for GY 2021 was \$2,880,807.31. For additional detail and information, please reference Attachment 1A: Local Incentive Utilization.

Job Creation Data

Based on analysis of employment data received from the Virginia Employment Commission, the number of businesses in the Enterprise Zone decreased by 2.28% from 1666 businesses in 2020 to 1628 businesses in 2021. Total employment in the zone decreased 1.77% from 33,784 jobs in 2020 to 33,185 in 2021. 211 businesses closed between 2020 and 2021 resulting in 2,611 jobs lost. 168 new businesses opened in 2021 resulting in a gain of 2,017 jobs. Existing businesses activity (downsizing and expansions) resulted in a net loss of 599 jobs from 2020 to 2021 since more jobs were lost through downsizing/layoffs than gained through expansions.

Public Investment

Public investment activity resulted in 2 infrastructure projects and \$62,621.91 in total investment. For additional detail and information, please reference Attachment 1D: Public Investment.

Private Investment

Private investment activity, both new construction and rehab/expansion activity resulted in 91 building permits and \$129,546,383.81 in total investment of projects completed in 2021. For additional detail and information, please reference Attachment 1C: Private Investment.

Zone Activity Methodology

Changes in the numbers of businesses and employees within the Henrico County Enterprise Zone (EZ) were derived from micro-level employment information purchased from the Virginia Employment Commission (VEC) for the 4th quarters of 2020 and 2021. These files provided listings of employer locations determined by the VEC to be within Henrico County. Included were businesses name, street address, and monthly and average employment and Employer identification Number (EIN).

For 2021, the file provided by the VEC listed 11,464 employers¹ for Henrico County. Of these, 1,628 were determined to be in the Enterprise Zone. This determination was made by geocoding physical addresses provided by the employer, and coding some of the unmatched records manually.

In order to determine business activity, businesses listed with the Enterprise Zone from the 4th quarter of year 2020 were compared to those listed in the 4th quarter of year 2021. New businesses were determined to be those listed in the 4th quarter VEC 2021 report, but not listed in the 2020 report. Businesses closures were determined to be listed in the 2020 report but were not reported in the 2021 report. Businesses expansions were determined to be those businesses where the employment increased between 2020 and 2021. Businesses downsizing were determined to be those businesses where the employment decreased between 2020 and 2021. Changes in employment were calculated by comparing the 2020 4th quarter November employment to 2021 4th quarter November employment.

¹ Employers with multiple locations were counted as separate employers.

Attachments

Attachment 1: Job Creation and Investment Data

Attachment 1A: Local Incentive Utilization

Local Incentive Utilization: Calendar Year 2021											
Description/Administration					2021 Utilization						
#	Incentive Name	Qualification Criteria	Provider	Application Approver/Processor	Number of Qualified Businesses in 2021	Financial Value of Incentive in 2021	Total # of Jobs Created	Total Investment Leveraged & Type			If the incentive was not utilized during this Calendar Year, please provide an explanation and discuss any plans to improve usage.
			<i>City's Economic Development Office, County IDA, etc.</i>	<i>Local Zone Administrator, Commissioner of Revenue, Zoning Administrator, etc.</i>			<i># of Jobs (If Applicable)</i>	<i>Amount of Investment (\$) (If applicable)</i>	<i>Type of Investment Required (If Applicable: Real Property; Machinery & Tools; Business Personal Property; etc.)</i>		
1	Accelerated Development Processing	Propose a major development in the Enterprise Zone	Dept. of Planning	Director of Planning	2	n/a	n/a	n/a	n/a	n/a	n/a

2	Rehabilitation Real Estate Tax Exemptions	Must request assessment before rehabilitation work begins; building must be at least 26 years old	Dept. of Finance, Div. of Real Estate	Directory of Finance	37	\$865,130.61	n/a	\$99,440,300.90	Real Property Improvement	n/a
3	Building Façade Grant	Limited to façade and other exterior improvements to a building; Job agreement requires one job created for each \$10,000 of grant funds.	Dept. of Community Revitalization	Local Zone Administrator	0	0	n/a	0	Façade exterior or related design improvements	This grant is funded with federal CDBG funds which require compliance with HUD requirements for businesses making the grant less attractive.
4	Employment and Training Assistance	Any businesses located in the Enterprise Zone	Capital Region Workforce Partnership	Local Zone Administrator	Data not available	n/a	n/a	n/a	n/a	Staff will continue to work with Capital Region Workforce Partnership to identify assistance opportunities.
5	Plan Review/Permit Fee Waivers	Own property or business in the Enterprise Zone; Fees are not waived for one and two-family homes.	Building Official and Dept. of Planning	Building Inspections and Permit Center	574	\$1,866,511.20	n/a	\$256,662,387.00	Real property Improvement	n/a

6	Architectural Design Assistance Program	Applicant must be able to describe their plans for implementing improvements to the building once designed requests assistance in façade design, either intention of rehabilitation property.	Dept. of Community Revitalization	Local Zone Administrator	6	\$18,000	n/a	n/a	Façade exterior or related design improvements	n/a
7	Fire Safety Seminars for Small Business	Any businesses located in the Enterprise Zone	Division of Fire	Local Zone Administrator	Data not available	n/a	n/a	n/a	n/a	Staff will continue to coordinate with the Division of Fire to identify additional grant opportunities. Fire Dept. and EMS provide assistance and training as requested
8	Crime Prevention Through Environmental Design	Any businesses located in the Enterprise Zone	Dept. of Police	Local Zone Administrator	22	n/a	n/a	n/a	n/a	n/a

9	Commercial Revitalization Staff Assistance	Own property or business in the Enterprise Zone	Dept. of Community Revitalization	Local Zone Administrator	287	n/a	n/a	n/a	n/a	n/a
10	Training Seminars for Businesses located in the Enterprise Zone Training and Assistance	Any businesses located in the Enterprise Zone	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Staff resources generally limit this incentive to individual training and business assistance.
11	Off-Site Improvement Grant	Must invest a minimum \$250,000 in a new building or \$50,000 in exterior improvements to an existing building; must create one job for previously low-income persons for each \$10,000 received	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	n/a	n/a	n/a	The use of Federal Funding has limited use of this incentive because of restrictions/compliance issues. Alternate funding sources will be considered to increase incentive participation
12	Paving and Parking Lot Sealing Grant	Properties with existing buildings or where an addition(s) to an existing building is proposed	Dept. Community Revitalization	Local Zone Administrator	7	\$29,924.02	n/a	\$223,732.77	Existing or expanded parking area repaving or resealing	n/a

13	Landscaping Grant	Properties with existing buildings or where an addition(s) to an existing building is proposed	Dept. of Community Revitalization	Local Zone Administrator	2	\$4,000	n/a	\$13,220.00	Landscaping for the enhancement of a parking area or the front of a building property	n/a
14	Building Façade Grant Small Business	Limited to existing businesses with a maximum of six full-time equivalent employees	Dept. of Community Revitalization	Local Zone Administrator	3	\$65,000	n/a	\$356,704.72	Façade exterior or related design improvements	n/a
15	Building Demolition Grant	Demolition must clear the site for an additional investment of \$250,000 for a new building	Dept. of Community Revitalization	Local Zone Administrator	1	\$25,491.05	n/a	\$77,245.60	n/a	n/a
16	Existing Freestanding Signage Grant	Existing freestanding sign on property in need of demolition and replacement, or refurbishment	Dept. of Community Revitalization	Local Zone Administrator	4	\$6,750.43	n/a	\$27,821.94	n/a	n/a
Total					945	\$2,880,807.31	n/a	\$356,829,235		

Attachment 1B: Job Creation Data

This information is considered confidential by the Virginia Employment Commission (VEC) and is not provided in the public version of this report.

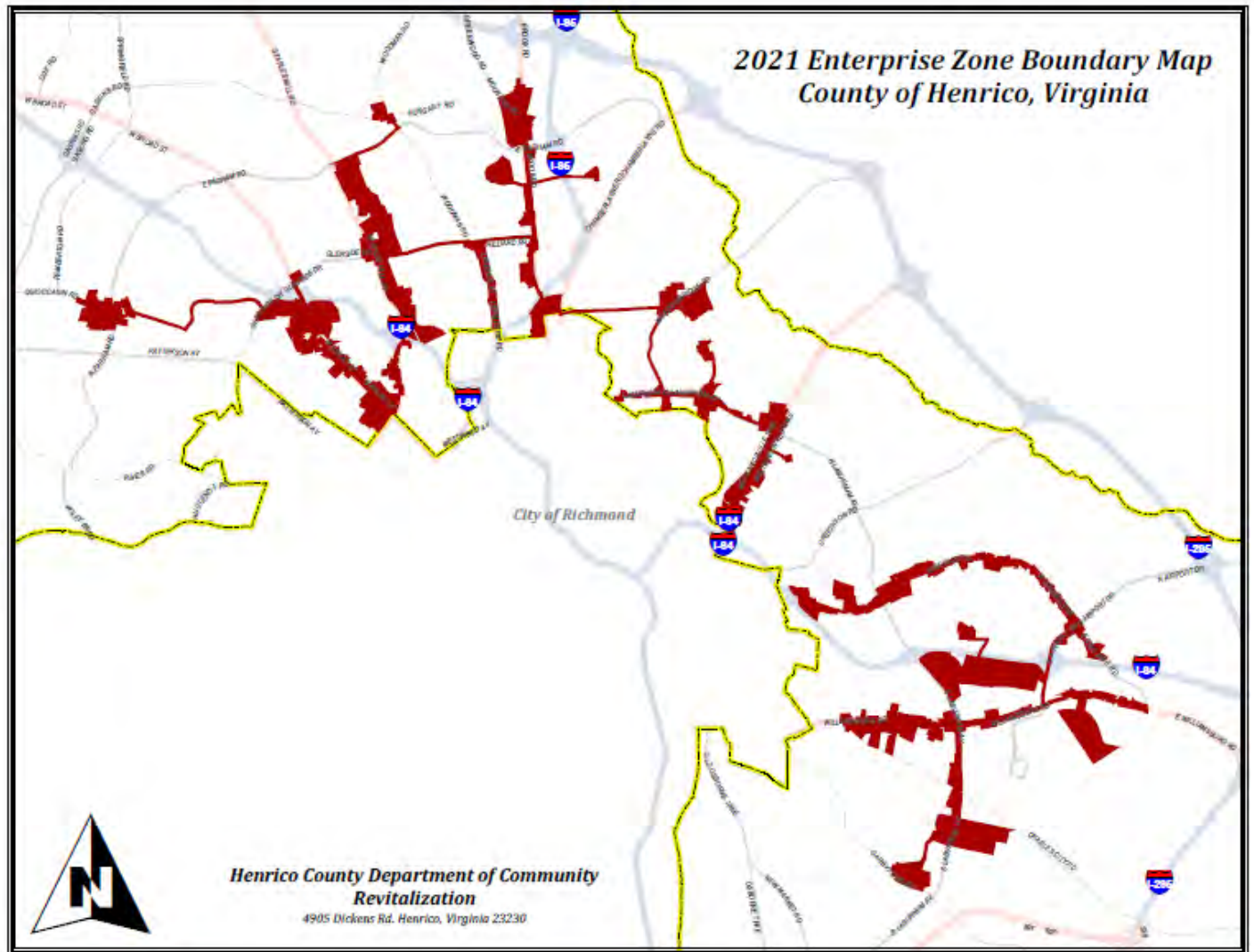
Attachment 1C: Private Investment

Private Investment in Zone: Calendar Year 2021		
New Construction		
Type of Permit	Number of Permits	Total Investment
Manufacturing	0	\$0
Commercial	4	\$2,281,763.00
Office	0	\$0
Retail	0	\$0
Mixed-use	1	\$650,000
Subtotal	5	\$3,181,763.00
Rehab and Expansion		
Type of Permit	Number of Permits	Total Investment
Manufacturing	7	\$17,688,036.00
Commercial	27	\$6,562,696.97
Office	28	\$89,168,321.44
Retail	21	\$12,442,381.40
Mixed-use	3	\$503,185.00
Subtotal	86	\$126,364,620.81
Total	91	\$129,546,383.81

Attachment 1D: Public Investment

Public Investment in Zone: Calendar Year 2021		
Infrastructure		
Type of Investment	Total Investment	Description
Streets/Sidewalks	\$62,621.93	Guardrail/Piping
Water	n/a	n/a
Sewer	n/a	n/a
Broadband	n/a	n/a
Other	n/a	n/a
Subtotal	\$62,621.93	Guardrail/Piping
Public Buildings		
Type of Investment	Total Investment	Description
Improvements	n/a	n/a
New Construction	n/a	n/a
Subtotal	-	-
Parks and Schools		
Type of Investment	Total Investment	Description
Improvements	n/a	n/a
New Construction	n/a	n/a
Subtotal	-	-
Total	\$62,621.93	Guardrail/Piping

Attachment 2: Enterprise Zone Map



*This Map was amended in December 2020

Attachment 3: Zone Ordinances

Henrico County Code – Planning Review Permit Fee Waivers

THE CODE OF THE COUNTY
OF HENRICO, VIRGINIA OF 2010

UPDATED 5/26/21

Chapter 6 - BUILDINGS

***Cross reference** – Erosion and sediment control, § 10-27 et seq.; noise regulations, § 10-67 et seq.; weeds and grass, § 10-135 et seq.; rat control, § 10-164 et seq.; stormwater management, § 10-196 et seq.; fire prevention and protection, ch. 11; approval of installation of culvert pipes for walkways, driveways or other purposes required, § 18-4; subdivisions, ch. 19; zoning, ch. 24.

***State law reference** – Authority to require removal, repairs, etc. of buildings and other structures, Code of Virginia, § 15.2-906; Virginia Uniform Statewide Building Code, Code of Virginia, § 36-97 et seq.

ARTICLE I. IN GENERAL

Sec. 6-1. Enforcement of building code.

(a) The building official shall administer and interpret the Virginia Uniform Statewide Building Code, which regulates the construction and maintenance of buildings and structures and provides procedures for its administration and enforcement.

(b) For the purposes of this Code and other ordinances and resolutions of the board of supervisors, the Virginia Uniform Statewide Building Code may be referred to as the "building code." A copy is on file in the office of the building construction and inspections.

(Code 1980, § 5-1; Code 1995, § 6-1; Ord. No. 914, § 1, 3-27-1996)

State law reference – Enforcement of building code by local official and authority of local governing bodies to levy fees, Code of Virginia, § 36-105.

Sec. 6-2. Appeals from decisions of building official.

Appeals from decisions of the building official applying the building code shall be heard by the county board of code appeals.

(Code 1980, § 5-15; Code 1995, § 6-2; Ord. No. 914, § 2, 3-27-1996)

State law reference – Appeals, Code of Virginia, § 36-105.

Sec. 6-3. Permit fees.

(a) *Payment required prior to issuance of permit.* No permit or permit amendment for new construction, alteration, removal, demolition or other building operations shall be issued until the required fees have been paid to the office of building construction and inspections.

(b) *Payment of other fees.* The payment of fees for a building permit or permit amendment shall not relieve any person from the payment of other fees that may be prescribed by law or ordinance, including fees for water connections, sewer connections, and erection of signs, display structures, marquees or other appurtenant structures.

(c) *Accounting.* The building official shall keep an accurate account of all fees collected for building permits and shall deposit all fees collected into the county treasury.

(d) *Refunds after permit is issued.* If an issued permit expires or is abandoned or revoked, or if a building project is discontinued, the estimated cost of the work completed shall be computed by the building official and the amount attributable to work not completed shall be returned to the permit holder, less plan review and administrative fees, if a written request for refund is received by the building official within six months of expiration, abandonment, revocation or discontinuance. For purposes of this chapter, plan review and

administrative fees shall be 25 percent of the permit fee.

(e) *Additional fee when work commenced prior to approval of permit.* Upon the building official's discovery and investigation of unauthorized work commenced before a permit application has been approved, a fee of ten percent of the permit fee, or \$20.00, whichever is greater, shall be added to the permit fee to cover investigation costs.

(f) *Inspection surcharge fee.* There shall be a fee of \$75.00 for each inspection of a new attached or detached one- or two-family dwelling that exceeds the average number of inspections performed for such structures. Any surcharge fee shall be paid prior to issuance of the certificate of occupancy.

(g) *Building permit fee schedule.*

(1) *One- and two-family dwellings.* The fee for building attached or detached one- or two-family dwellings shall be \$680.00.

(2) *Appurtenances.* The fee for building attached or detached garages, utility buildings appurtenant to attached or detached one- or two-family dwellings, any demolition, moving, addition or alteration to existing attached or detached one- or two-family dwellings shall be \$100.00 plus \$6.00 per \$1,000.00 or fraction thereof of value over \$5,000.00, except that no such fee for any permit shall exceed that charged for a new one-family dwelling. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(3) *Other permits.* The permit fee for all other building permits shall be \$100.00 plus \$7.00 per \$1,000.00 or fraction thereof of value over \$5,000.00. This rate shall also apply to permits for signs and the moving or demolition of buildings other than for one- or two-family dwellings. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(4) *Basis of fee for moving of buildings.* The fee for a permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be based on the estimated cost of moving plus the cost of new foundations and all work necessary to place the building or structure in its completed condition in the new location.

(5) *Basis of fee for demolition.* The fee for a permit for the demolition of a building or structure shall be based on the estimated cost of demolition.

(6) *Basis of fee for signs.* The fee for signs, billboards and other display structures for which permits are required under the provisions of the building code shall be based on their estimated cost.

(h) *Annual certificate of compliance for elevators, escalators, dumbwaiters and manlifts.*

(1) Fees for annual certificates of compliance shall be paid to the county on or before December 31 of each year for the following year. For passenger elevators, freight elevators and manlifts, the fee is \$40.00 for elevators of ten stories or less plus \$4.00 for each additional ten stories or fraction thereof. For escalators, the fee is \$40.00 per floor. For dumbwaiters, the fee is \$25.00 for ten stories or less plus \$4.00 for each additional ten stories or fraction thereof.

(2) If the initial certificate of compliance is issued between January 1 and June 30 of a year, the fee for that year is one-half the amount shown. If the initial certificate is issued after June 30 of a year, there is no charge for the initial certificate of compliance for that year.

(i) *Plumbing, mechanical, electrical, fire protection equipment and systems permit fee schedule.*

(1) Except for attached or detached one- or two-family dwellings, the permit fee for plumbing, mechanical, electrical and fire protection equipment and systems shall be \$100.00 plus \$7.00 per \$1,000.00 or fraction thereof of value over \$5,000.00, based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

- (2) The permit fee for the installation of plumbing, mechanical, electrical, and fire protection equipment and systems for new attached or detached one- or two-family dwellings shall be \$100.00
- (3) The permit fee for the installation, alteration, replacement or repair of any plumbing, mechanical, electrical, and fire protection equipment and systems for existing attached or detached one- or two-family dwellings shall be \$100.00 plus \$6.00 per \$1,000.00 or fraction thereof of value over \$5,000.00. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.
- (j) *Amusement Devices.* The permit fee for amusement devices shall be as prescribed by the Virginia Amusement Device Regulations.
- (k) *Plan amendment and re-review fee.* There shall be a fee of \$25.00 for each plan review after the office of building construction and inspections has reviewed the plan twice because of plan deficiencies or plan amendments.
- (l) *Temporary certificate of occupancy fee.* There shall be a fee of \$25.00 for each request for a temporary certificate of occupancy or extension of a temporary certificate of occupancy.
- (m) *Waiver of fees in Virginia Enterprise Zones.* The fees in subsections (g)(3) through (g)(6), (i)(1), (k), and (l) of this section shall be waived for property located in areas in the county designated as Virginia Enterprise Zones for the life of the enterprise zone.
- (Code 1980, § 5-2; Code 1995, § 6-3; Ord. No. 1001, § 1, 7-11-2000; Ord. No. 1045, § 1, 6-24-2003)

State law reference— Authority to adopt permit fees, Code of Virginia, § 36-105.

Secs. 6-4–6-24. Reserved.

ARTICLE II. UNSAFE BUILDINGS

*Cross reference— Environment, ch. 10.

Sec. 6-25. Abatement of public nuisance.

- (a) If a public nuisance presents an imminent and immediate threat to life or property, the building official may abate, raze, or remove such public nuisance, and the county attorney may bring an action against the responsible party to recover the necessary costs incurred for the provision of public emergency services reasonably required to abate the public nuisance. If a public nuisance does not present an imminent and immediate threat to life or property, the county attorney may bring an action to compel a responsible party to abate, raze or remove the public nuisance.
- (b) The term "nuisance" shall include, but not be limited to, dangerous or unhealthy substances which have escaped, spilled, been released or which have been allowed to accumulate in or on any place and all unsafe, dangerous, or unsanitary public or private buildings, walls, or structures which constitute a menace to the health and safety of the occupants thereof or the public. The term "responsible party" shall include, but not be limited to, the owner, occupier, or possessor of the premises where the nuisance is located, the owner or agent of the owner of the material which escaped, spilled, or was released, and the owner or agent of the owner who was transporting or otherwise responsible for such material and whose acts or negligence caused such public nuisance.
- (Code 1980, § 5-7; Code 1995, § 6-61; Ord. No. 914, § 3, 3-27-1996)

Sec. 6-26. Corrective action by county.

- (a) *Authorized; procedure.* In addition to authority granted by the Virginia Uniform Statewide Building Code, the building official shall remove, repair or secure any building, wall or other structure which might

endanger the public health or safety of other residents of the county if the owner and lienholder of the property have failed to remove, repair or secure such building, wall or other structure after reasonable notice and a reasonable time to do so. The building official shall comply with the notice requirements set forth in state law.

(b) *Costs to constitute lien.* The cost or expenses of removal, repair or securing of such structure by the building official shall be charged to and paid by the owner of such property. Such charges may be collected by the county as taxes and levies are collected. Every charge authorized by this section which the owner of the property is assessed and which remains unpaid shall constitute a lien against the property.

(Code 1980, § 5-8; Code 1995, § 6-62)

State law reference – Authority to abate nuisances, Code of Virginia, § 15.2-906.

Secs. 6-27 – 6-55. Reserved.

ARTICLE III. SMOKE ALARMS

*Cross reference – Fire prevention and protection, ch. 11.

*State law reference – Smoke detectors, Code of Virginia, § 15.2-922.

Sec. 6-56. Required in certain buildings.

Smoke alarms shall be installed in the following structures or buildings if smoke alarms have not been installed in accordance with the building code:

- (1) Any building containing one or more dwelling units;
- (2) Any hotel or motel regularly used, offered for, or intended to be used to provide overnight sleeping accommodations for one or more persons; and
- (3) Any rooming houses regularly used, offered for, or intended to be used to provide overnight sleeping accommodations.

(Code 1980, § 5-10(a); Code 1995, § 6-81)

State law reference – Authority to so provide, Code of Virginia, § 15.2-922.

Sec. 6-57. Installation standards.

Smoke alarms required by this article shall be installed only in conformance with the provisions of the building code. Smoke alarms may be either battery operated or powered by alternating current. Such installation shall not require new or additional wiring and shall be maintained in accordance with the Virginia Statewide Fire Prevention Code and Part III of the building code.

(Code 1980, § 5-10(b); Code 1995, § 6-82)

State law reference – Similar provisions, Code of Virginia, § 15.2-922.

Sec. 6-58. Inspections.

The owner of any building, hotel, motel or rooming house required to install smoke alarms under this article shall inspect each alarm annually to ensure it is operating properly and shall maintain a record of such inspection, which shall be available for inspection by the building official, the fire chief or the designee of either.

(Code 1980, § 5-10(c); Code 1995, § 6-83)

Sec. 6-59. Maintenance.

The owner of any rental unit shall provide the tenant a certificate that all smoke alarms are present, have been inspected by the owner, his employee, or an independent contractor, and are in good working order no more than once every 12 months. Except for smoke alarms located in public or common areas of multifamily buildings, interim testing, repair and maintenance of smoke alarms in rented or leased dwelling units shall be the responsibility of the tenant in accordance with Code of Virginia, §§ 55-225.4 or 55-248.16, as applicable.

(Code 1980, § 5-10(d); Code 1995, § 6-84)

State law reference—Similar provisions, Code of Virginia, § 15.2-922.

Secs. 6-60—6-76. Reserved.

ARTICLE IV. PROPERTY NUMBERING AND STREET NAMING SYSTEM

*Cross reference—Streets, sidewalks and other public property, ch. 18.

*State law reference—Authority to require building numbers, Code of Virginia, § 15.2-2024.

Sec. 6-77. Penalty; additional remedies.

Any person who fails to comply with section 6-80 and the regulations adopted under this article shall be guilty of a misdemeanor. In addition to the criminal penalties for misdemeanor violations, the director of planning may invoke any other lawful procedure available to correct such violation, including an action for injunctive relief.

(Code 1980, § 5-14; Code 1995, § 6-111)

Sec. 6-78. System established.

(a) *Purpose.* In order to provide for more efficient delivery of emergency and other services, uniformity in street naming and assignment of property numbers, elimination of inconsistencies and duplication of street names, a property numbering and street naming system for the county is hereby established.

(b) *Adoption of standards.* The county shall use the system of numbering properties and principal buildings and naming streets shown in the property numbering and street naming manual filed in the county planning office. The property numbering and street naming manual, including all numbering maps, plats, naming and numbering procedures and explanatory matters therein, is hereby adopted and made a part of this article.

(c) *Identification of properties.* All properties or parcels of land within the limits of the county shall be identified as provided by the adopted system.

(Code 1980, § 5-11; Code 1995, § 6-112)

Sec. 6-79. Responsibility for administration and enforcement; amendments.

The director of planning shall be responsible for enforcement and maintenance of the numbering ordinance and the manual adopted by this article and is authorized to promulgate amendments to the manual.

(Code 1980, § 5-12; Code 1995, § 6-113)

Sec. 6-80. Display of numbers.

It shall be unlawful for the owner of, or other person responsible for, each building in the county that fronts on a right-of-way to fail to display the assigned number on the primary or accompanying building or in a manner that is easily readable from the right-of-way on which the property is located.

(Code 1980, § 5-13; Code 1995, § 6-114; Ord. No. 950, § 1, 7-9-1997)

State law reference— Authority to require display of building numbers, Code of Virginia, § 15.2-2024.

Secs. 6-81–6-103. Reserved.

ARTICLE V. SPOT BLIGHT ABATEMENT

*Cross reference— Environment, ch. 10.

*State law reference— Spot blight abatement, Code of Virginia, § 36-49.1:1.

Sec. 6-104. Purpose.

The board of supervisors finds that deteriorating properties, including the improvements and the land on which they are built, have a deleterious effect on property values and the quality of life in the area surrounding them. This article is enacted to provide for the abatement of blight which threatens the health, safety, morals and welfare of the community.

(Code 1995, § 6-115; Ord. No. 1015, § 1, 8-14-2001)

Sec. 6-105. Blight abatement authorized.

The county may clear or repair any blighted property as defined in this article in order to abate blight. In addition, the county may recover the cost of any clearing or repair of such property from the owner.

(Code 1995, § 6-116; Ord. No. 1015, § 1, 8-14-2001)

Sec. 6-106. Blighted property defined.

The term "blighted property" means any individual commercial, industrial, or residential structure or improvement that endangers the public's health, safety, or welfare because the structure or improvement upon the property is dilapidated, deteriorated, or violates minimum health and safety standards, or any structure or improvement previously designated as blighted under the process for determination of "spot blight."

(Code 1995, § 6-117; Ord. No. 1015, § 1, 8-14-2001; Ord. No. 1135, § 1, 10-13-2009)

State law reference— Similar provisions, Code of Virginia, §§ 36-3, 36-49.1:1(A).

Sec. 6-107. Procedures for declaring blight; notification of owner; public hearing.

(a) The county manager or his designee shall make a preliminary determination that a property is blighted in accordance with section 6-106. The county manager or his designee shall notify the owner by regular and certified mail sent to the last address shown on the county's assessment records, specifying the reasons why the property is blighted. The owner shall have 30 days within which to respond in writing with a plan to cure the blight within a reasonable time.

(b) If the owner fails to respond within the 30-day period with a plan that is acceptable to the county manager or his designee, the county manager or his designee may prepare a proposed plan to abate the spot blight, request the board of supervisors to declare the property is blighted by ordinance, and request the board of supervisors to approve the proposed plan to abate the spot blight. The county manager or his designee shall send written notice and the proposed plan to the owner before the board of supervisors acts on the ordinance and proposed plan.

(c) If the board of supervisors declares the property is blighted by ordinance and approves the proposed plan, the county may carry out the approved plan to clear or repair the property in accordance with the approved plan, the provisions of this section, and applicable law. The county shall have a lien on all property so cleared or repaired under an approved plan to recover the cost of demolition or improvements made by the county to bring the blighted property into compliance with applicable building codes. The lien on such property shall bear interest at the legal rate of interest established in Code of Virginia, § 6.1-330.53, beginning on the date the repairs are completed through the date on which the lien is paid. The lien shall be filed in the circuit court and shall be treated in all respects as a tax lien and enforceable in the same manner as provided by law. The county may recover its costs of clearing or repair from the owner of record of the property when the clearing or repairs were made at such time as the property is sold or disposed of by such owner. The costs of clearing or repair shall be recovered from the proceeds of any such sale.

(Code 1995, § 6-118; Ord. No. 1015, § 1, 8-14-2001; Ord. No. 1135, § 3, 10-13-2009)

State law reference—Similar provisions, Code of Virginia, § 36-49.1:1(B)–(H).

Sec. 6-108. Declaration of nuisance.

In lieu of the exercise of powers granted in sections 6-105 through 6-107, the board of supervisors, by ordinance, may declare any blighted property to constitute a nuisance, and thereupon abate the nuisance pursuant to state law. Such ordinance shall be adopted only after written notice by certified mail to the owner at the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records. If the owner does not abate or remove the nuisance and the county abates or removes the nuisance at its expense, the costs of abatement or removal shall be a lien on the property and the lien shall bear interest at the legal rate of interest established in Code of Virginia, § 6.1-330.53, beginning on the date the abatement or removal is completed through the date on which the lien is paid.

(Code 1995, § 6-119; Ord. No. 1015, § 1, 8-14-2001; Ord. No. 1135, § 1, 10-13-2009)

State law reference—Similar provisions, Code of Virginia, § 36-49.1:1(I).

Sec. 6-109. Provisions cumulative.

The provisions of this article shall be cumulative and shall be in addition to any remedies for spot blight abatement that may be authorized by law.

(Code 1995, § 6-120; Ord. No. 1015, § 1, 8-14-2001)

State law reference—Similar provisions, Code of Virginia, § 36-49.1:1(J).

ARTICLE VI. - REPAIR OR REMOVAL OF DERELICT BUILDINGS

Sec. 6-135. Purpose.

The purpose of this article is to encourage the repair or removal of derelict buildings in the county by providing procedures and tax abatement for such activity.

Sec. 6-136. Definitions.

The following words and terms used in this article have the following meanings, unless the context clearly indicates otherwise:

Derelict building means a residential or nonresidential building or structure, whether or not construction has been completed, that might endanger the public's health, safety or welfare and for a continuous period in excess of six months has been:

- (1) vacant;
- (2) boarded up in accordance with the building code; and
- (3) not lawfully connected to electric service from a utility service provider or not lawfully connected to any required water or sewer service from a utility service provider.

Plan means the plan submitted by the owner of a derelict building to the building official in accordance with section 6-138.

Sec. 6-137. Declaration of derelict property; notice.

(a) The building official may determine that a building qualifies as a derelict building or the owner of a building may apply to the building official and request that the building be declared a derelict building for the purposes of this article.

(b) If a building qualifies as a derelict building, the building official shall give written notice to the owner at the address listed on the county's assessment records. Such notice shall be delivered by first-class mail, and the building official shall obtain a U.S. Postal Service Certificate of Mailing, which shall constitute delivery for purposes of this section.

(c) The building official's written notice shall state that the owner of the derelict building is required to submit to the building official a plan, within 90 days, to demolish or renovate the building to address the items that endanger the public's health, safety or welfare as listed in the written notice.

Sec. 6-138. Submission of plan by property owner; approval by building official.

(a) Any owner of a derelict building to whom the building official has sent a written notice as provided in section 6-137 shall submit to the building official within 90 days a plan to demolish or renovate such building. The building official may require that such plan be submitted on forms provided by the building official. The plan filed by the owner shall include a proposed time within which the plan will be commenced and completed. The plan may include one or more adjacent properties of the owner, whether or not all of such properties have been declared derelict buildings.

(b) The plan shall be subject to approval by the building official. Upon receipt of the plan, the building official shall meet with the owner at the owner's request and provide information to the owner about the land use and permitting requirements for demolition or renovation.

Sec. 6-139. Plan completion; permit fees.

(a) If the owner's plan is to demolish the derelict building, the building permit application for demolition shall be expedited. The building official shall refund any building and demolition permit fees upon the owner's submission of proof of demolition within 90 days of the date of the building permit issuance.

(b) If the owner's plan is to renovate the derelict building and no rezoning is required for the owner's intended use of the property, the plan of development or subdivision application and the building permit application shall be expedited.

(c) The plan of development or subdivision application fees shall be the lesser of 50 percent of the standard fees established for plan of development or subdivision applications for the proposed use of the property, or \$5,000 per property;

(d) The building permit application fees shall be the lesser of 50 percent of the standard fees established for building permit applications for the proposed use of the property, or \$5,000 per property.

Sec. 6-140. Remedies for noncompliance.

(a) An owner's failure to submit a plan required under this article or failure to comply with an approved plan or the dates for commencement and completion of an approved plan shall be a violation of this Code as provided in section 1-13(a)(2) and shall be punishable as provided in that section.

(b) Notwithstanding the provisions of this article, the building official may proceed to make repairs and secure the derelict building under section 6-26, or to abate or remove a nuisance under section 6-25. In addition, the building official may exercise remedies that exist under the building code and may exercise such other remedies available under general and special law.

Secs. 20-60 – 20-76. Reserved.

DIVISION 3. EXEMPTIONS

*State law reference – Exemptions, Code of Virginia, §§ 58.1-3210 et seq., 58.1-3220 et seq., 58.1-3660 et seq.

Sec. 20-77. Reserved.

Sec. 20-78. Elderly or permanently and totally disabled persons.

(a) *Exemption authorized.* Real estate tax exemption is provided for qualified property owners who are not less than 65 years of age or who are permanently and totally disabled and who are eligible according to other terms of this section. A dwelling jointly held by a husband and wife may qualify if either spouse is 65 years of age or older or is permanently and totally disabled. Persons qualifying for exemption are deemed to be bearing an extraordinary real estate tax burden in relation to their income and financial worth.

(b) *Definitions.* For purposes of this section, any reference to:

(1) "Dwelling" shall include an improvement to real estate exempt pursuant to this section and the land upon which such improvement is situated so long as the improvement is used principally for other than a business purpose and is used to house or cover any motor vehicle classified pursuant to subdivisions (A)(3) through (10) of Code of Virginia, § 58.1-3503; household goods classified pursuant to subdivision (A)(14) of Code of Virginia, § 58.1-3503; or household goods exempted from personal property tax pursuant to Code of Virginia, § 58.1-3504.

(2) "Real estate" shall include manufactured homes as defined in Code of Virginia, § 36-85.3.

(c) *Administration.* The exemption shall be administered by the director of finance or his authorized delegate according to the general provisions contained in this section. The director is hereby authorized and empowered to prescribe, adopt and enforce rules and regulations, including the requirement of answers under oath, as may be reasonably necessary to determine qualifications for exemption. The director may require production of certified tax returns and appraisal reports to establish income or financial worth.

(d) *"Permanently and totally disabled" defined.* A person shall be regarded as being permanently and totally disabled for purposes of this section if such person is unable to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment or deformity which can be expected to result in death or can be expected to last for the duration of such person's life.

(e) *Criteria for exemption.* Exemption shall be granted to persons subject to the following provisions:

(1) The title to the property for which exemption is claimed is held, or partially held, on December 31 immediately preceding the taxable year, by the person claiming exemption.

(2) The person occupying the dwelling and owning title or partial title thereto is 65 years or older on December 31 of the year immediately preceding the taxable year or the person claiming exemption was

long as the person remains eligible for such Social Security benefits, shall be deemed to satisfy the definition in subsection (d) of this section. The affidavit or written statement of at least one of the doctors shall be based upon a physical examination of the person by such doctor. The affidavit or written statement of one of the doctors may be based upon medical information contained in the records of the Civil Service Commission which is relevant to the standards for determining permanent and total disability as defined in subsection (d) of this section.

(3) If, after an audit and investigation, the director determines that the person is qualified for exemption, he shall certify that such person is so qualified and shall determine the amount of exemption applicable to the claimant's real estate tax liability. Such exemption shall apply only to the tax year for which issued. In order to avoid the payment of any penalty, the person to whom an exemption has been issued shall, on or before the past-due date established for the payment of such real estate tax, present payment for the difference between such exemption and the full amount of the tax payment then due on the property.

(g) *Amount of exemption.* Each qualified applicant shall receive a 100 percent real estate tax exemption up to an annual exemption of \$3,000.00. The tax exemption granted under this section shall apply only to the dwelling occupied by the applicant, and the land, not exceeding ten acres, upon which it is situated.

(h) *Changes in income or other factors.* A qualified taxpayer who loses eligibility for tax relief due to changes in respect to income, financial worth, ownership of property or other factors occurring during the taxable year for which the affidavit, written statement or certification mentioned in subsections (e) and (f) of this section is filed and having the effect of exceeding or violating the limitations or conditions provided in this section shall receive the exemption for the portion of the year during which he qualifies and lose the exemption only for the remainder of the year and the taxable year immediately following. When a change in ownership to a spouse who is less than 65 years of age or is not permanently and totally disabled results solely from the death of his qualified spouse, it shall result in a prorated exemption for the then-current taxable year. Such prorated portion shall be determined by multiplying the amount of the exemption by a fraction wherein the number of complete months of the year such property was properly eligible for such exemption is the numerator and the number 12 is the denominator.

(i) *False claims.* Any person who knowingly falsely claims an exemption shall be guilty of a misdemeanor.

(j) *Applicability to life estates and certain trusts; inapplicability to leaseholds and terms of years.* For purposes of this section, a dwelling owned and occupied as the sole dwelling of a person claiming exemption shall include, among other forms of ownership, a dwelling (i) held by the person claiming exemption alone or in conjunction with his spouse as tenant or tenants for life or joint lives, (ii) held in a revocable inter vivos trust over which the person claiming exemption or the person claiming exemption and his spouse hold the power of revocation, or (iii) held in an irrevocable trust under which a person claiming exemption alone or in conjunction with his spouse possesses a life estate or an estate for joint lives or enjoys a continuing right of use or support. However, a dwelling owned and occupied as the sole dwelling of a person claiming exemption shall not include a dwelling held under a leasehold or term of years.

(Code 1980, §§ 20-16—20-23; Code 1995, § 20-72; Ord. No. 929, §§ 1, 2, 8-14-1996; Ord. No. 960, § 1, 9-10-1997; Ord. No. 994, § 1, 10-26-1999; Ord. No. 1009, § 1, 4-24-2001; Ord. No. 1046, §§ 1, 2, 7-22-2003; Ord. No. 1073, §§ 1, 2, 10-12-2004; Ord. No. 1079, §§ 1, 2, 10-25-2005; Ord. No. 1090, §§ 1, 2, 10-24-2006; Ord. No. 1104, § 1, 4-24-2007; Ord. No. 1114, § 1, 10-23-2007; Ord. No. 1121, § 1, 4-22-2008; Ord. No. 1127, § 1, 11-12-2008)

State law reference— Authority to exempt elderly and handicapped persons from real estate taxes, Code of Virginia, § 58.1-3210 et seq.; restrictions and exemptions, Code of Virginia, § 58.1-3211; change in income, Code of Virginia, § 58.1-3215; definition of "permanently and totally disabled," Code of Virginia, § 58.1-3217.

Sec. 20-79. Partial exemption for rehabilitated, renovated or replacement residential structures other than multifamily residential rental units.

for the purpose of honoring such credit memorandums.

(f) *Credit to run with land.* Exemption from taxation of real estate qualifying for the rehabilitation exemption shall run with the land, and the owner of such property during each of the 10 years of exemption shall be entitled to receive a credit memorandum for such partial exemption from taxation.

(g) *Methods of evaluation.* In determining the base value of a structure and whether the rehabilitation results in a 20 percent increase over such base value, the director of finance shall employ usual and customary methods of assessing real estate.

(h) *Exemption not applicable to demolition of historic structures.* Where rehabilitation is achieved through demolition and replacement of an existing structure, the exemption provided in this section shall not apply when any structure demolished is a registered state landmark or is determined by the state's department of historic resources to contribute to the significance of a registered historic district.

(i) *Condition of the property.* Upon making application to qualify for partial tax exemption, an applicant shall certify that the property that is the subject of the application, including the real estate upon which the structure is located, shall be maintained in compliance with all Code requirements. Failure to properly maintain the property in compliance with all Code provisions shall be grounds for denial of the requested partial tax exemption.

(Ord. No. 1139, § 20-73, 11-24-2009)

Sec. 20-80. Partial exemption for rehabilitated, renovated or replacement multifamily residential rental units.

(a) *Exemption authorized.* Partial exemption from real estate taxes is hereby provided in accordance with the provisions of this section for qualifying property devoted to multifamily residential rental units whose structures are rehabilitated in accordance with the criteria set out in Code of Virginia, § 58.1-3220 and this section.

(b) *Qualifications.* For the purposes of this section, multifamily residential rental real estate shall be deemed to be substantially rehabilitated when a structure on such real estate which is no less than 26 years old and no more than 39 years old has been so improved as to increase the assessed value of the structure by no less than 50 percent, but without increasing the total footage of such structure by more than 100 percent, or when a structure on such real estate which is no less than 40 years old has been so improved as to increase the assessed value of the structure by no less than 50 percent. As used in this section, the terms "rehabilitation" and "rehabilitated" shall also include situations in which the structures on the property have been demolished and replaced with new structures for multifamily residential rental use.

(c) *Application; determination of base value; application fee.*

(1) As a requisite for qualifying for partial tax exemption, the owner of the structure shall, prior to or simultaneously with making application for a building permit to rehabilitate such structure, file with the county's director of finance, upon forms furnished by him, an application to qualify such structure as a rehabilitated multifamily residential rental structure. Upon receipt of an application for tax exemption, the director of finance shall determine a base fair market value assessment (referred to in this section as base value) of the structure as it was immediately prior to commencement of rehabilitation. If rehabilitation has already commenced at the time the base value is determined, then the base value may be determined using the best information available to the director of finance. The tax assessment of the improvements located upon the qualifying real estate shall be considered in determining the base value. The base value shall serve as a basis for determining whether the rehabilitation increases the assessed value of such structure by at least 50 percent.

(2) The application to qualify for tax exemption shall be effective for three years from the date on which the director of finance determines the base value. If, by such expiration date, rehabilitation has not progressed to

(Code 1995, § 20-74; Ord. No. 1019, § 2, 10-23-2001; Ord. No. 1031, § 1, 8-13-2002)

State law reference— Partial exemption for certain rehabilitated, renovated or replacement residential structures authorized, Code of Virginia, § 58.1-3220.

Sec. 20-81. Partial exemption for rehabilitated, renovated or replacement commercial and industrial structures.

(a) *Exemption authorized.* Partial exemption from real estate taxes is hereby provided in accordance with the provisions of this section for qualifying property devoted to commercial and industrial uses whose structures are rehabilitated in accordance with the criteria set out in Code of Virginia, § 58.1-3221 and this section.

(b) *Qualifications.* For the purposes of this section, commercial and industrial real estate shall be deemed to be substantially rehabilitated when a structure on such real estate which is no less than 26 years old has been so improved as to increase the assessed value of the structure by no less than 40 percent, but without increasing the total footage of such structure by more than 100 percent. As used in this section, the terms "rehabilitation" and "rehabilitated" shall also include situations in which the structures have been demolished and replaced with new structures. Subject to the limitations of this section, the rehabilitated, renovated, or replacement structure may be used for any purpose, including mixed use, that is allowed by the building code and the applicable zoning regulations for the property.

(c) *Application; determination of base value; application fee.*

(1) As a requisite for qualifying for partial tax exemption, the owner of the structure shall, prior to or simultaneously with making application for a building permit to rehabilitate such structure, file with the county's director of finance, upon forms furnished by him, an application to qualify such structure as a rehabilitated commercial or industrial structure. Upon receipt of an application for tax exemption, the director of finance shall determine a base fair market value assessment (referred to in this section as base value) of the structure as it was immediately prior to commencement of rehabilitation. If rehabilitation has already commenced at the time the base value is determined, then the base value may be determined using the best information available to the director of finance. The tax assessment of the improvements located upon the qualifying real estate shall be considered in determining the base value. The base value shall serve as a basis for determining whether the rehabilitation increases the assessed value of such structure by at least 40 percent.

(2) The application to qualify for tax exemption shall be effective for three years from the date on which the director of finance determines the base value. If, by such expiration date, rehabilitation has not progressed to such a point that the assessed value of the structure is at least 40 percent greater than the base value of such structure, then to retain such eligibility a new application to qualify for tax exemption must be filed prior to the expiration date and a new base value established. In no event, however, shall there be more than two additional applications following the initial application on any structure. The new base value shall be based upon the value of the improvements as of the date of the second or third application. Under no circumstances shall any new base value be less than the original base value.

(3) The initial application to qualify for the rehabilitated structure tax exemption and any subsequent application must be accompanied by a payment of a fee of \$50.00, which fee shall be applied to offset the cost of processing such application, making the required assessments, and making an annual inspection to determine the progress of the work.

(d) *Inspection of progress of work; effective date of exemption.*

(1) During the period between the receipt of the application and the time when the director of finance may ascertain that the assessed value has increased by at least 40 percent, the owner of the property shall be subject to taxation upon the full fair market value of the property. An owner may, at any time prior to November 1 of any calendar year in which rehabilitation of a structure is underway, submit a written request to the director of finance to inspect the structure to determine if it then qualifies for the rehabilitated property

(b) *Qualifications.* For the purposes of this section, hotel and motel real estate shall be deemed to be substantially rehabilitated when a structure on such real estate which is no less than 35 years old has been so improved as to increase the assessed value of the structure by no less than 50 percent, but without increasing the total footage of such structure by more than 100 percent. As used in this section, the terms "rehabilitation" and "rehabilitated" shall also include situations in which the structures on the property have been demolished and replaced with new structures for residential use.

(c) *Application; determination of base value; application fee.*

(1) As a requisite for qualifying for partial tax exemption, the owner of the structure shall, prior to or simultaneously with making application for a building permit to rehabilitate such structure, file with the county's director of finance, upon forms furnished by him, an application to qualify such structure as rehabilitated. Upon receipt of an application for tax exemption, the director of finance shall determine a base fair market value assessment (referred to in this section as base value) of the structure as it was immediately prior to commencement of rehabilitation. If rehabilitation has already commenced at the time the base value is determined, then the base value may be determined using the best information available to the director of finance. The tax assessment of the improvements located upon the qualifying real estate shall be considered in determining the base value. The base value shall serve as a basis for determining whether the rehabilitation increases the assessed value of such structure by at least 50 percent.

(2) The application to qualify for tax exemption shall be effective for three years from the date on which the director of finance determines the base value. If, by such expiration date, rehabilitation has not progressed to such a point that the assessed value of the structure is at least 50 percent greater than the base value of such structure, then to retain such eligibility a new application to qualify for tax exemption must be filed prior to the expiration date and a new base value established. In no event, however, shall there be more than two additional applications following the initial application on any structure. The new base value shall be based upon the value of the improvements as of the date of the second or third application. Under no circumstances shall any new base value be less than the original base value.

(3) The initial application to qualify for the rehabilitated structure tax exemption and any subsequent application must be accompanied by a payment of a fee of \$50.00, which fee shall be applied to offset the cost of processing such application, making the required assessments, and making an annual inspection to determine the progress of the work.

(d) *Inspection of progress of work; effective date of exemption.*

(1) During the period between the receipt of the application and the time when the director of finance may ascertain that the assessed value has increased by at least 50 percent, the owner of the property shall be subject to taxation upon the full fair market value of the property. An owner may, at any time prior to November 1 of any calendar year in which rehabilitation of a structure is underway, submit a written request to the director of finance to inspect the structure to determine if it then qualifies for the rehabilitated property exemption.

(2) When it is determined that the rehabilitation is completed and that it has resulted in at least a 50 percent increase in assessed value (base value is exceeded by 50 percent or more), the tax exemption shall become effective beginning on January 1 of the next calendar year.

(e) *Credit memorandum.* The owner of property qualifying for partial exemption of real estate taxes because of rehabilitation of a structure shall be issued a credit memorandum in the amount of the difference in taxes computed upon the base value and the assessed value of the property resulting from the rehabilitation for each year of a seven-year period of exemption from real estate taxes. Such seven-year period shall begin as specified in subsection (d) of this section. Additional increases resulting from increases in value occurring in subsequent years of the seven-year period shall not be eligible for partial tax relief. Such credit memorandum shall be surrendered when payment is made of the real estate taxes payable for the year for which such credit memorandum has been issued. Each credit memorandum timely surrendered shall be credited in its full

amount against the taxes due for the real estate for which partial exemption has been obtained. Each credit memorandum so surrendered shall be charged against an appropriation made by the board of supervisors for the purpose of honoring such credit memorandums.

(f) *Credit to run with land.* Exemption from taxation of real estate qualifying for the rehabilitation exemption shall run with the land, and the owner of such property during each of the seven years of exemption shall be entitled to receive a credit memorandum for such partial exemption from taxation.

(g) *Methods of evaluation.* In determining the base value of a structure and whether the rehabilitation results in a 50 percent increase over such base value, the director of finance shall employ usual and customary methods of assessing real estate.

(h) *Exemption not applicable to demolition of historic structures.* Where rehabilitation is achieved through demolition and replacement of an existing structure, the exemption provided in this section shall not apply when any structure demolished is a registered state landmark or is determined by the state's department of historic resources to contribute to the significance of a registered historic district.

(i) *Condition of the property.* Upon making application to qualify for partial tax exemption, an applicant shall certify that the property that is the subject of the application, including the real estate upon which the structure is located, shall be maintained in compliance with all Code requirements. Failure to properly maintain the property in compliance with all Code provisions shall be grounds for denial of the requested partial tax exemption.

(Code 1995, § 20-76; Ord. No. 1019, § 4, 10-23-2001)

State law reference— Partial exemption for rehabilitated, renovated or replacement hotel and motel structures authorized, Code of Virginia, § 58.1-3220.1.

Sec. 20-83. Exemption for property of surviving spouses of certain persons killed in the line of duty.

(A) *Definitions.* As used in this section:

- (1) "Average assessed value" means the average assessed value for all dwellings located within the county that are situated on property zoned as single-family residential.
- (2) "Covered person" means any person set forth in the definition of "deceased person" in Code of Virginia, § 9.1-400 whose beneficiary, as defined in Code of Virginia, § 9.1-400, is entitled to receive benefits under Code of Virginia, § 9.1-402, as determined by the Comptroller of Virginia prior to July 1, 2017, or as determined by the Virginia Retirement System on and after July 1, 2017.

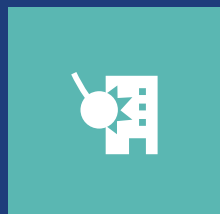
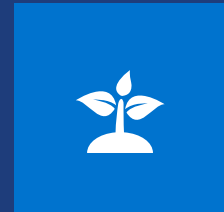
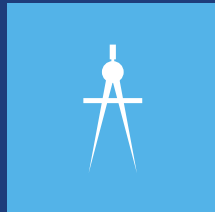
(B) *Exemption authorized; timing; refunds.* For tax years beginning on or after January 1, 2017, the real property described in this section of the surviving spouse of any covered person who occupies the real property as his principal place of residence is exempt from taxation. If the covered person's death occurred on or prior to January 1, 2017, and the surviving spouse has a principal residence on January 1, 2017, eligible for the exemption under this section, then the exemption for the surviving spouse shall begin on January 1, 2017. If the covered person's death occurs after January 1, 2017, and the surviving spouse has a principal residence eligible for the exemption under this section on the date that such covered person dies, then the exemption for the surviving spouse shall begin on the date that such covered person dies. If the surviving spouse acquires the property after January 1, 2017, then the exemption shall begin on the date of acquisition, and the previous owner may be entitled to a refund for a pro rata portion of real property taxes paid pursuant to Code of Virginia, § 58.1-3360. No interest shall be paid on any refund due to the surviving spouse for taxes paid prior to the surviving spouse's filing of the affidavit or written statement required by this section.

- (C) *Scope of exemption.* Those dwellings with assessed values in the most recently ended tax year that are not in excess of the average assessed value for such year shall qualify for a total exemption from real property taxes under this section. If the value of a dwelling is in excess of the average assessed value for such year, then only that portion of the assessed value in excess of the average assessed value shall be subject to real property taxes, and the portion of the assessed value that is not in excess of the average assessed value shall be exempt from real property taxes. Single-family homes, condominiums, town homes, manufactured homes as defined in Code of Virginia, § 46.2-100 whether or not the wheels and other equipment previously used for mobility have been removed, and other types of dwellings of surviving spouses, whether or not the land on which the single-family home condominium, town home, manufactured home, or other type of dwelling of a surviving spouse is located is owned by someone other than the surviving spouse, that (i) meet the requirements of this subsection and (ii) are occupied by such persons as their principal place of residence shall qualify for the real property tax exemption. If the land on which the single-family home, condominium, town home, manufactured home, or other type of dwelling is located is not owned by the surviving spouse, then the land is not exempt.
- (D) *Occupation as principal place of residence required; effect of remarriage or moving.* The surviving spouse shall qualify for the exemption so long as the surviving spouse does not remarry and continues to occupy the real property as his principal place of residence. The exemption applies without restriction on the spouse's moving to a different principal place of residence.
- (E) *Exemption for land upon which dwelling is situated; application of exemption to improvements other than a dwelling.* The exemption applies to (i) the qualifying dwelling, or that portion of the value of such dwelling and land that qualifies for the exemption pursuant to subsection (C), and (ii) with the exception of land not owned by the surviving spouse, the land, not exceeding ten acres, upon which it is situated. A real property improvement other than a dwelling, including the land upon which such improvement is situated, made to such land as is exempt from taxation under this section, shall also be exempt from taxation so long as the principal use of the improvement is (a) to house or cover motor vehicles or household goods and personal effects as classified in subdivision (A)(14) of the Code of Virginia, § 58.1-3503 and as listed in Code of Virginia, § 58.1-3504 and (b) for other than a business purpose.
- (F) *Application to life estate, revocable inter vivos trust, irrevocable trust, leasehold, or term of years.* For purposes of this section, real property of any surviving spouse of a covered person includes real property held (i) by a surviving spouse as a tenant for life, (ii) in a revocable inter vivos trust over which the surviving spouse holds the power of revocation, or (iii) in an irrevocable trust under which the surviving spouse possesses a life estate or enjoys continuing right of use or support. Such real property does not include any interest held under a leasehold or term of years.
- (G) *Effect of joint ownership.*
- (1) In the event that (i) a surviving spouse is entitled to an exemption under this section by virtue of holding the property in any of the three ways identified in clauses (i) through (iii) of subsection (F) and (ii) one or more other persons have an ownership interest in the property that permits them to occupy the property, then the tax exemption for the property that otherwise would have been provided shall be prorated by multiplying the amount of the exemption by a fraction the numerator of which is one and the denominator of which equals the total number of people having an ownership interest that permits them to occupy the property.
 - (2) In the event that the principal residence is jointly owned by two or more individuals, including the surviving spouse, and no person is entitled to the exemption under this section by virtue of holding

Attachment 4: Zone Marketing Materials

ENTERPRISE ZONE

Business Incentives and Grants that Drive Success



ZONED FOR SUCCESS

An Enterprise Zone is a special area identified by Henrico County and approved by the state as being eligible for incentives designed to stimulate business development and job growth. Businesses located within the Enterprise Zone can take advantage of state and county incentives for physical improvements to their properties.

Other Henrico Incentives:

- Training Seminars
- Fast Track Processing for Major Development Activities
- Fire Safety and Crime Prevention Assistance
- Commercial Revitalization Staff Assistance
- Employment and Training Assistance

HENRICO INCENTIVES



Architectural Design Assistance

- Professional schematic design assistance for eligible businesses planning to undertake exterior modifications and improve the appearance of their buildings
- Design Assistance includes renderings and cost estimates



Building Façade Grant

- Up to \$30,000 for renovations, including bringing buildings into code compliance
- Some grants carry job creation requirements



Paving and Parking Lot Sealing Grant

- Up to \$5,000 to defray costs of paving parking areas at existing or expanding businesses
- Includes sealing and striping



Landscaping Grant

- Up to \$2,000 to help defray costs of landscaping the fronts of existing buildings or parking areas



Existing Freestanding Signage Grant

- Up to \$2,000 for demolition, replacement or refurbishment of an existing freestanding sign



Rehabilitation Real Estate Partial Tax Exemption

- Seven-year exemption of real estate taxes on the increase in value of a rehabilitated commercial or industrial building that is at least 26 years old
- Assessed value of the structure must be increased by 40% or more; square footage increase limited to 125% if final structure over 20,000 sq. ft



Off-Site Improvements Grant

- Up to \$10,000 for off-site drainage, water, sewer, broadband, sidewalk, and bus stop improvements
- Must agree to invest \$50,000 in improvements to an existing building or \$250,00 in a new one



Building Demolition Grant

- Up to \$30,000 for demolishing a structure to construct a new building valued at \$250,000 or more



Plan Review/Permit Fee Waivers

- Fee waivers for Plan of Development review, rezoning and building permits

*Grants may be used separately or with other grants.

COMMONWEALTH OF VIRGINIA INCENTIVES

The Virginia Enterprise Zone Program assists with real estate development and job creation costs in specially targeted areas identified by localities. These state incentives supplement the Henrico Enterprise Zone Program benefits.



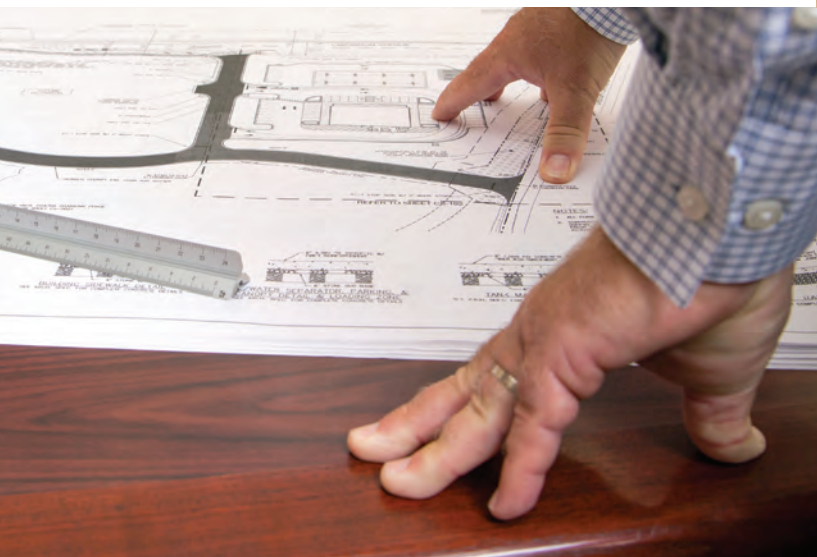
Job Creation Grants

- Available for manufacturing, warehouse, construction and transportation businesses
- Not applicable to retail, personal service, or food and beverage jobs
- Businesses are eligible for grants of \$500 per job per year for five years if they:
 - Pay at least 175% but less than 200% of the federal minimum wage
 - Provide health benefits
- Businesses are eligible for grants of \$800 per job per year for five years if they:
 - Pay 200% of the federal minimum wage
 - Provide health benefits



Real Property Investment Grants

- New construction
 - Businesses must spend at least \$500,000
 - Grants are issued for up to 20% of expenditures in excess of \$500,000
- Rehabilitation or expansion
 - Businesses must spend more than \$100,000
 - Grants are issued for up to 20% of expenditures in excess of \$100,000
- Projects with an investment of up to \$5 million are eligible for grants up to \$100,000
- Projects with an investment of \$5 million or more are eligible for grants up to \$200,000
- Solar projects require an investment of \$50,000



HOW TO QUALIFY

Qualifying your business for Enterprise Zone incentives is simple. All you have to do is:

- Establish or build a new business in an Enterprise Zone
- Relocate an existing business to an Enterprise Zone
- Expand or make improvements to an existing business in an Enterprise Zone

LEARN MORE

For any questions about the Henrico or Virginia Enterprise Zone programs, please contact:

Henrico County Department of Community Revitalization:

Phone: 804-501-7640

Fax: 804-501-7630

Website: henrico.us/revit/enterprise-zone

Virginia Department of Housing and Community Development:

Phone: 804-371-7171

Email: ezone@dhcd.virginia.gov

Website: www.dhcd.virginia.gov/ez

To learn more about economic development opportunities in Henrico County, please visit henrico.com.



“Dogwood Veterinary was a difficult renovation with a very aggressive schedule. The Henrico Enterprise Zone staff gave me some positive tips on how to expedite the approval process with other county departments.”

– **Jim Migliarese, Dogwood Veterinary
Emergency & Specialty Center**

ENTERPRISE ZONE LOCATIONS

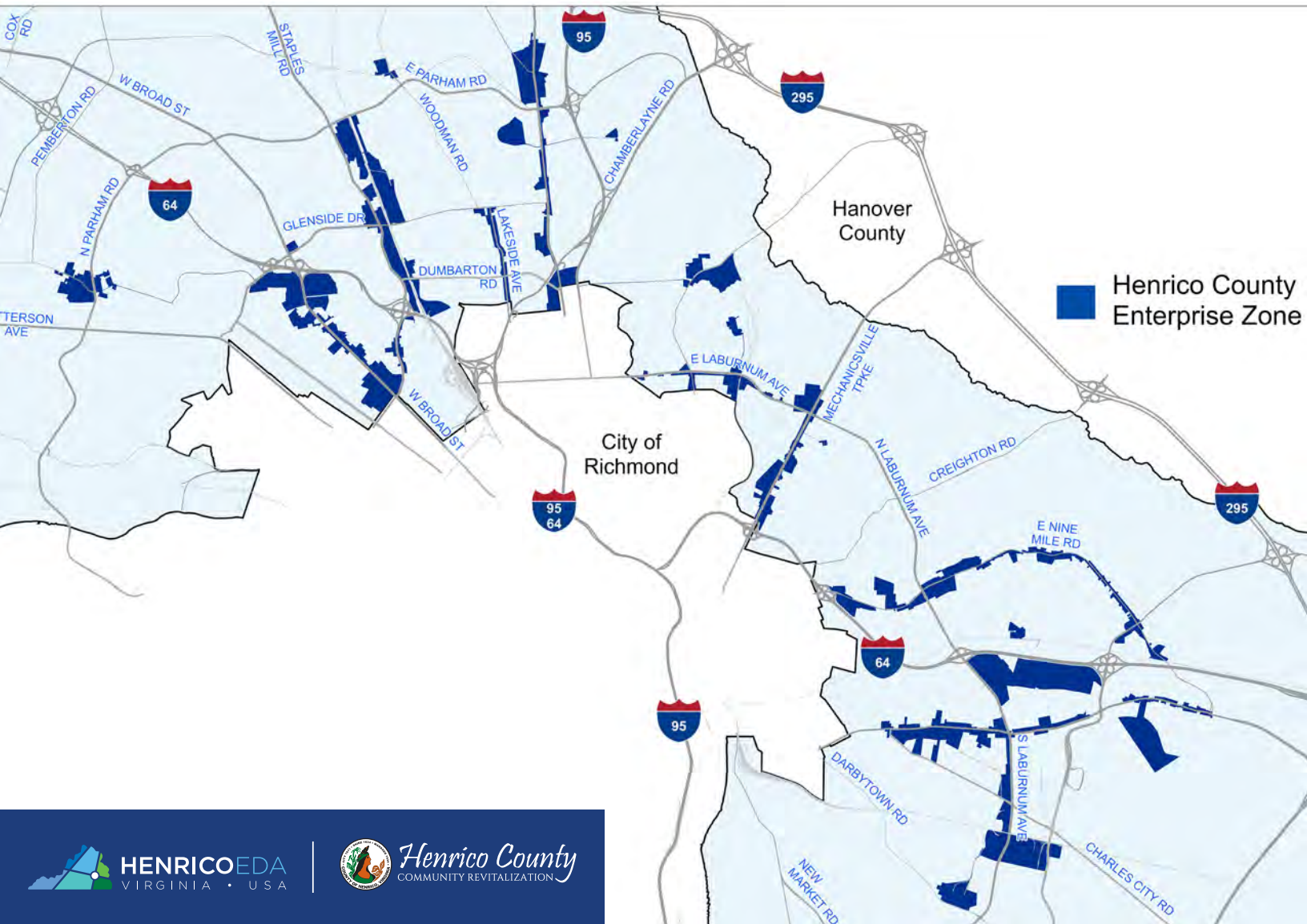
Join hundreds of companies, large and small, that have taken advantage of Henrico County's Enterprise Zone program to grow and expand their businesses. The sooner you do, the faster we can put Henrico to work for you.

For more information about Henrico County's Enterprise Zone, or to download an application for Zone benefits, please visit the County's Department of Community Revitalization site at: henrico.us/revit/enterprise-zone.



“The Enterprise Zone team turned what could have been a costly and tedious project into a simple process that saved us money and made a significant contribution to the redevelopment of the property.”

**– B. Hunt Gunter
Vice President, The Wilton Companies**



District background

The Highland Springs Historic District is located along Nine Mile Road, about 4 miles east of Richmond. The district, which comprises 1,400 properties, includes The 60-block district comprises 1,400 properties, including the Nine Mile Road commercial corridor and surrounding residential properties.

Development of the residential area began in 1890 with the purchase of a large tract of farmland by Edmund S. Read and the construction of an electric trolley line from Richmond to Seven Pines National Cemetery. The majority of the houses are single-family dwellings dating from the end of World War I to the mid-20th century. The homes represent a variety of residential architectural styles.

The district also includes commercial and community buildings, a water tower, seven undeveloped park preserves and Bonanza Springs, one of many local springs that inspired the community's name.

Recognizing the area's unique history and intact architectural character, Henrico County sought listing of the Highland Springs Historic District in the Virginia Landmarks Register and the National Register of Historic Places. The district was added to the state and national registers in December 2017 and May 2018, respectively.



The art deco Henrico Theatre was listed individually on the National Register of Historic Places in 2005.



The Edmund S. Read House, at 5 West Nine Mile Road, was built in 1896 in the Tudor revival style by the founder of Highland Springs.

**HENRICO COUNTY
DEPARTMENT OF
COMMUNITY REVITALIZATION**
(804) 501-4757



**DIVISION OF RECREATION & PARKS -
HISTORIC PRESERVATION**
(804) 501-5805



HistoricHighlandSprings.com



**HENRICO COUNTY
VIRGINIA**

HIGHLAND SPRINGS HISTORIC DISTRICT



🌿 Tax benefits, Enterprise Zone opportunities and more

Property owners can receive federal and state tax credits totaling up to 45 percent of a project's cost for the rehabilitation of historic buildings that are designated as contributing resources to the historic district.

Owners of income-producing properties are eligible for both 20 percent federal and 25 percent state income-tax credits on eligible building rehabilitation expenses. Homeowners are eligible for a 25 percent state income-tax credit for qualifying rehabilitation costs. Information on tax credits is available at dhr.virginia.gov/tax-credits.

Much of the business district along Nine Mile Road in Highland Springs is located within the county's Enterprise Zone, where businesses are eligible for state and local grants to cover a portion of building improvements. More information is available at henrico.us/revit/enterprise-zone.

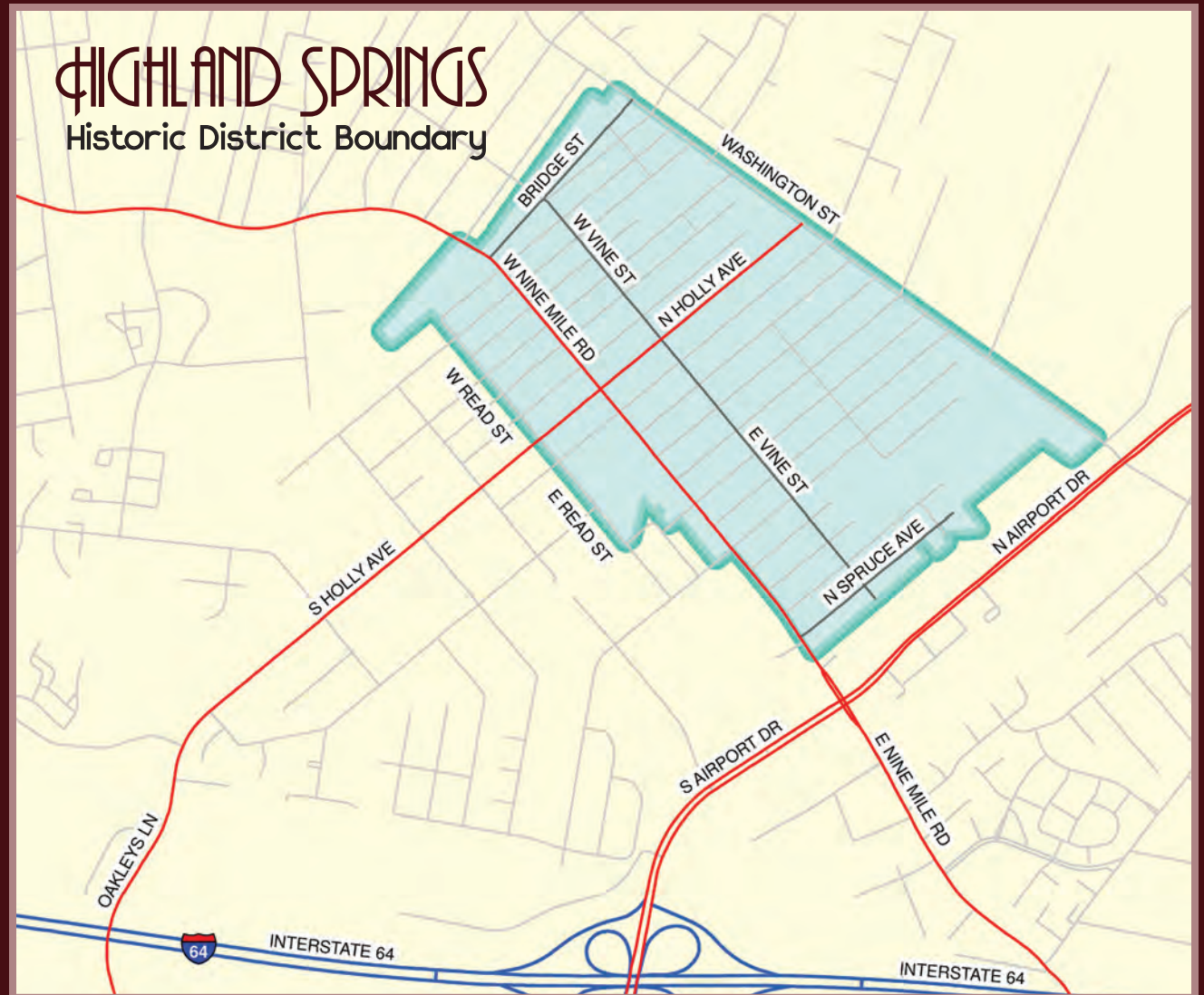
Residential and business properties more than 40 and 26 years old, respectively, may be eligible for partial real-estate tax exemptions for renovations made to buildings. More information is available at henrico.us/finance.

Additional financial incentives are available through the donation of preservation easements.

More information is available from the Virginia Department of Historic Resources at (804) 367-2323 and dhr.virginia.gov.

🌿 Other benefits include:

- ❖ Increased public awareness of the district's historic resources and enhanced interest in their preservation.
- ❖ Educational information for local schools, history groups and the public.
- ❖ Opportunities for property owners to receive technical assistance from the Virginia Department of Historic Resources.
- ❖ Property owners may purchase plaques that recognize their buildings' histories. Visit HistoricHighlandSprings.com for more information.



More information is available online at HistoricHighlandSprings.com.

- ❖ View additional maps of the district.
- ❖ Look up individual properties and view photos.
- ❖ Learn how to apply for federal and state tax credits.
- ❖ Read the Nomination Report submitted to the National Park Service.
- ❖ Learn more about the history of Highland Springs.
- ❖ Find links to additional resources, including the National Register of Historic Places, the Virginia Department of Historic Resources and Henrico County incentives for business and residential development.



National Register of Historic Places



Photography by permission June Banks Evans,
Bryn Ffylliaid Publications



Sandston History

Originally founded in 1918 as the workers village for the Seven Pines Loading Plant #3, the area that is now Sandston was purchased by the Richmond-Fairfield Railway Company in 1921 after the loading plant was decommissioned following World War I. Oliver J. Sands, the president of the Richmond-Fairfield Railway Company, developed the area as affordable housing for workers commuting to Richmond using the railway line. The area was officially named Sandston after it was large enough to receive a Post Office in 1923. Sandston continued to grow as a planned community throughout the next four decades, leading to substantial commercial growth along Williamsburg Road and residential growth to the north of the commercial area. The growth of Sandston throughout the early 20th century resulted in the Post Office doubling in size in 1966, marking the end of the period of significance for the district.

Sandston was recognized through listings in the National Register of Historic Places and the Virginia Landmarks Register in 2021.

"I'm in a District?"

Owning a property located within a district listed in the State and National Registers of Historic Places does not place any additional restrictions on what a property owner can do with their land or buildings. Owners remain free to use, alter, improve, and even demolish buildings with no additional approvals or oversight. This is purely honorary and provides access to tax credits for rehabilitation to contributing structures within the district.



Historic Tax Credits

Property Owners in the Sandston Historic District are eligible for substantial financial incentives when rehabilitating buildings. Property Owners are eligible for a 25% state income tax credit for qualifying rehabilitation, and owners of income-producing property are also eligible for a 20% federal income tax credit. In order to qualify for either of the tax credit programs, the building must be considered "contributing" to the district. For Sandston, this generally means buildings built before 1966.

Both state and federal tax credit programs are administered by the Virginia Department of Historic Resources. More information about tax credits including specific staff contacts, application forms, questions and answers, and technical guidance can be found on their website at www.dhr.virginia.gov/tax-credits. DHR can also be reached by phone at **(804) 482-6446**.

Learn more: historicsandston.com



Reinvest: Commercial Investment Tax Abatement Program



What is the Reinvest Program?

Commercial Reinvest is a seven-year partial tax exemption for commercial real estate, applying to improved buildings that increase in assessment by 40 percent or more. The rehabilitated structure can be for any purpose, including mixed use, that is allowed by building code and applicable zoning. In addition, exterior corridor hotels can receive a 15-year exemption if demolished and replaced by any other structure. The program is designed to maintain Henrico County as an appealing place for existing and future businesses to invest.

What is the tax exemption?

The added assessed value of the improvement, renovation or addition will be tax-free for seven years. This means that when assessing your commercial property for real estate tax purposes, the county will not tax the improvement, even though it will increase the assessed value of the structure.

Is there a fee to apply?

A one-time, non-refundable \$50 processing fee must accompany your application.

How can I apply?

Download the Reinvest Program application at henrico.us/finance (follow the link for Real Estate Division, then click on the application link), complete it and return to the Real Estate Division.

**Call (804) 501-4300
for more information.**

NOTE: This application should be filed with the Real Estate Division **before or at the same time** as the building permit application.

**Your Business
Is Your Most
Valuable Asset.
Is It Time To
Reinvest?**



**Reinvest:
Commercial
Investment Tax
Abatement Program**



PRSR STD
U S POSTAGE
PAID
RICHMOND VA
PERMIT NO 1380

Henrico County
Finance Department
Real Estate Division
P.O. Box 90775
Henrico, VA 23273-0775



Henrico County
Finance Department
Real Estate Division
P.O. Box 90775
Henrico, VA 23273-0775

henrico.us/finance
(804) 501-4300




Attachment 5 - News Articles

Richmond BIZSENSE

<https://richmondbizsense.com>




Shake Shack coming to Richmond as part of Willow Place shopping center redevelopment

 *Mike Platania* (<https://Richmondbizsense.com/Author/Mike-Platania/>)  February 18, 2022  9

 (<https://www.facebook.com/sharer.php?u=https%3A%2F%2Frichmondbizsense.com%2F2022%2F02%2F18%2Fshake-shack-is-coming-to-richmond/>)

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 (<https://linkedin.com/shareArticle?mini=true&url=https%3A%2F%2Frichmondbizsense.com%2F2022%2F02%2F18%2Fshake-shack-is-coming-to-richmond/>)



(<https://s31832.pcdn.co/wp-content/uploads/2022/02/ShakeShack3-.jpg>)

Shake Shack is known for its burgers, chicken sandwiches, fries and shakes. *(Courtesy of Shake Shack)*

Shake Shack, the rapidly expanding restaurant chain known for its burgers, fries and milkshakes, has lined up its first Richmond-area location as one of the anchors of the soon-to-be redeveloped West End shopping center.

Last week the company filed permits to begin work at 5400 W. Broad St., on the site of a boarded up former Applebee's just west of Willow Lawn.

The parcel is part of the Willow Place shopping center near West Broad Street's intersection with Libbie Avenue. Planning documents indicate the long-vacant 4,700-square-foot Applebee's structure would be razed to make way for a new building to be occupied by Shake Shack.

Representatives for Shake Shack weren't immediately available for comment.



(<https://s31832.pcdn.co/wp-content/uploads/2022/02/shakeshack4.jpg>)

The former Applebee's in Henrico is set to be razed for Shake Shack.
(*BizSense file*)

Richmond-based Sauer Properties owns the former Applebee's and entire Willow Place shopping center. Sauer Properties President Ashley Peace confirmed Shake Shack's plans.

Founded in New York City in 2004, Shake Shack has grown to over 360 locations globally, the majority of which are spread across 32 states in the U.S. It has dozens of locations in D.C. and Northern Virginia. It opened a location in Virginia Beach in 2019, but had not strayed further west until now.

The Richmond location looks to be a part of an overall expansion for Shake Shack. Per a report from trade publication Restaurant Dive

(<https://www.restaurantdive.com/news/shake-shack-plans-largest-expansion-to-date-with-up-to-50-units-in-2022/609559/#:~:text=Shake%20Shack%20expects%20to%20develop,Q3%202021%20earnings%20call.>), Shake Shack is on an aggressive growth plan and planning to open around 50 locations in the U.S. in 2022.

Shake Shack isn't the only new tenant in store for the Willow Place shopping center.

Peace said Sauer Properties is planning a significant retail redevelopment of the center but wouldn't disclose further details at this time.

Sauer Properties bought the bulk of the roughly 12-acre shopping center in 1990 for \$1 million, county records show. It added the Applebee's building to its holdings in 2009, buying it for \$1.9 million, and a year prior bought the Car Pool Detail building at 5512 W. Broad St. for \$745,000.

The largest piece of the shopping center is a 77,000-square-foot strip center at 5420 W. Broad St. Anchored until 2017 by Food Lion, the strip center is now home to tenants such as retailer Artee Fabrics & Home, Chinese restaurant Huang's Express and dance studio Rigby's Jig.

While Sauer Properties is keeping hush about the redevelopment plans, a flier from Cushman & Wakefield | Thalhimer offers clues to the project's scope.

Site plans on the Thalhimer flier show that the main strip center would be renovated and given new facades, while a pair of new retail buildings totaling 25,000 square feet would rise to the east at 5300 W. Marshall St.

The flier also shows that the existing River City Veterinary Hospital at 5305 W. Broad St. would be kept and expanded, however Car Pool's building's fate is unclear as it is listed as an available drive-thru outparcel.

The nearby Baskin-Robbins and year-old First Watch (<https://richmondbizsense.com/2020/12/18/first-watch-opening-near-willow-lawn-in-former-ruby-tuesday-spot/>) are not owned by Sauer and are not subject to the planned redevelopment.

 (<https://www.facebook.com/sharer.php?u=https%3A%2F%2Frichmondbizsense.com/2022/02/18/breaking-news-shake-shack-is-coming-to-richmond/>)

 (<https://twitter.com/intent/tweet?text=Shake%20Shack%20coming%20to%20Richmond>)

Richmond BIZSENSE

<https://richmondbizsense.com>



In a change, hotel and office project on Broad scrapped for 250 apartments

Jonathan Spiers (<https://Richmondbizsense.com/Author/Jonathan-Spiers/>)

October 5, 2021 0

(<https://www.facebook.com/sharer.php?u=https%3A%2F%2Frichmondbizsense.com%2F2021%2F10%2F05%2Fin-a-change-hotel-and-office-project-on-broad-scrapped-for-250-apartments>)

(<https://twitter.com/intent/tweet?text=In%20a%20change,%20hotel%20and%20office%20project%20on%20Broad%20Street%20is%20being%20scrapped%20for%20250%20apartments>)

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(<https://linkedin.com/shareArticle?mini=true&url=https%3A%2F%2Frichmondbizsense.com%2F2021%2F10%2F05%2Fin-a-change-hotel-and-office-project-on-broad-scrapped-for-250-apartments>)



(<https://s31832.pcdn.co/wp-content/uploads/2021/10/KMhotelsBroad5-HenricoCo-scaled.jpg>)

The existing hotel structure, partially razed last year, would be converted into apartments under the new development plan. (Henrico County photo)

In a change of course in light of the pandemic, a local hotelier has gone back to the drawing board with its plan to redevelop a former Broad Street hotel, coming back with a new plan for a mix of retail and apartments, including corporate housing.



KM Hotels has submitted revised plans with Henrico County for the former Akaza Hotel property at 6531 W. Broad St., which it purchased pre-pandemic for \$4.6 million with plans to overhaul the site with two new hotels and a 50,000-square-foot office building.



(<https://s31832.pcdn.co/wp-content/uploads/2021/10/KMhotelsBroad3.jpg>)

A rendering of the six-story building that would house the corporate apartments.

Plans now call for 250 apartments – 78 of those designated as furnished corporate units for local businesses needing to house out-of-town employees – along with a parking garage and new commercial building fronting Broad Street.

Mayur Patel, KM Hotels' president and chief operating officer, said the change was made in light of the COVID-19 pandemic's impacts on the hospitality industry, among other market considerations.

"We were going to do a hotel, and obviously because of COVID and all the new (hotel) supply coming into the area, we decided not to," he said.

The new project, to be called Studios at 6531, would be the company's first venture into apartment development, Patel said.

"The usage is better. I also know that the county is in support of it," he said. "We had been talking about this for over a year during COVID, and it just took a long time to get here."



(<https://s31832.pcdn.co/wp-content/uploads/2021/10/KMhotelsBroad1.jpg>)

The linear-shaped site would be developed in three phases, with a new apartment building at the west end and a parking garage and commercial building closer to Broad. (Images courtesy Henrico County)

The three-phased development would start with a conversion of the existing six-story hotel structure into the corporate apartments. The building was originally planned (<https://richmondbizsense.com/2019/07/17/broad-street-hotel-shuttered-slated-overhaul-new-brand/>) to become a 100-room Quinta Inn & Suites Hotel when adjoining structures on the site were razed last year.

A second phase would add a new seven- and eight-story building totaling 172 traditional apartments at the western end of the linear-shaped site. The 6.6-acre site lines the southern side of Altria's corporate campus at Reynolds Crossing and is adjacent to apartment communities to the west and a Home Depot to the south.



(<https://s31832.pcdn.co/wp-content/uploads/2021/10/KMhotelsBroad2.jpg>)

A rendering of the new seven- and eight-story apartment building.

The final phase would add a new three-story garage and a three-story commercial building fronting Broad Street. The commercial building would include space for retail and other business uses with outdoor patios along the street side.

Plans show a patio, walking path and lawn area beside the taller building, which would reach seven stories on the western end beside Betty Lane and eight stories on the eastern side. Other amenities shown include a pet recreation area beside the corporate apartments building; a pool, greenhouse and basketball between that building and the parking garage; and a playground beside the commercial building.

A cost estimate and timeline for the development was not available Monday, and the plans did not specify unit sizes or rental ranges for the apartments. Patel did not have those details on-hand when reached Monday.

The project would require zoning approval and a provisional-use permit from the county. Local attorney Andy Condlin with Roth Jackson Gibbons Condlin is representing KM in those requests, which are scheduled to go before the Planning Commission Oct. 14.

In its report, county planning staff said it has concerns about the timing of the commercial component of the development, as well as frontage improvements along Broad, building heights and other details. Staff is recommending deferral to give KM time to address those concerns.

Glen Allen-based NBJ Architecture is designing the project, and HG Design Studio is handling landscape design and drew up site plans.



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Six buildings sell for total of \$72M in pair of regional office deals

Mike Platania ([Https://Richmondbizsense.com/Author/Mike-Platania/](https://Richmondbizsense.com/Author/Mike-Platania/)*)* *June 24, 2021* *0*

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(<https://s31832.pcdn.co/wp-content/uploads/2021/06/6.24R-Office-Buildings-cfield.jpg>)

A five-building portfolio in Midlothian sold to a California-based firm for \$39.5 million. *(Courtesy of Thalhimer)*

The Richmond region closed out the spring with a pair of office deals totaling \$72 million.

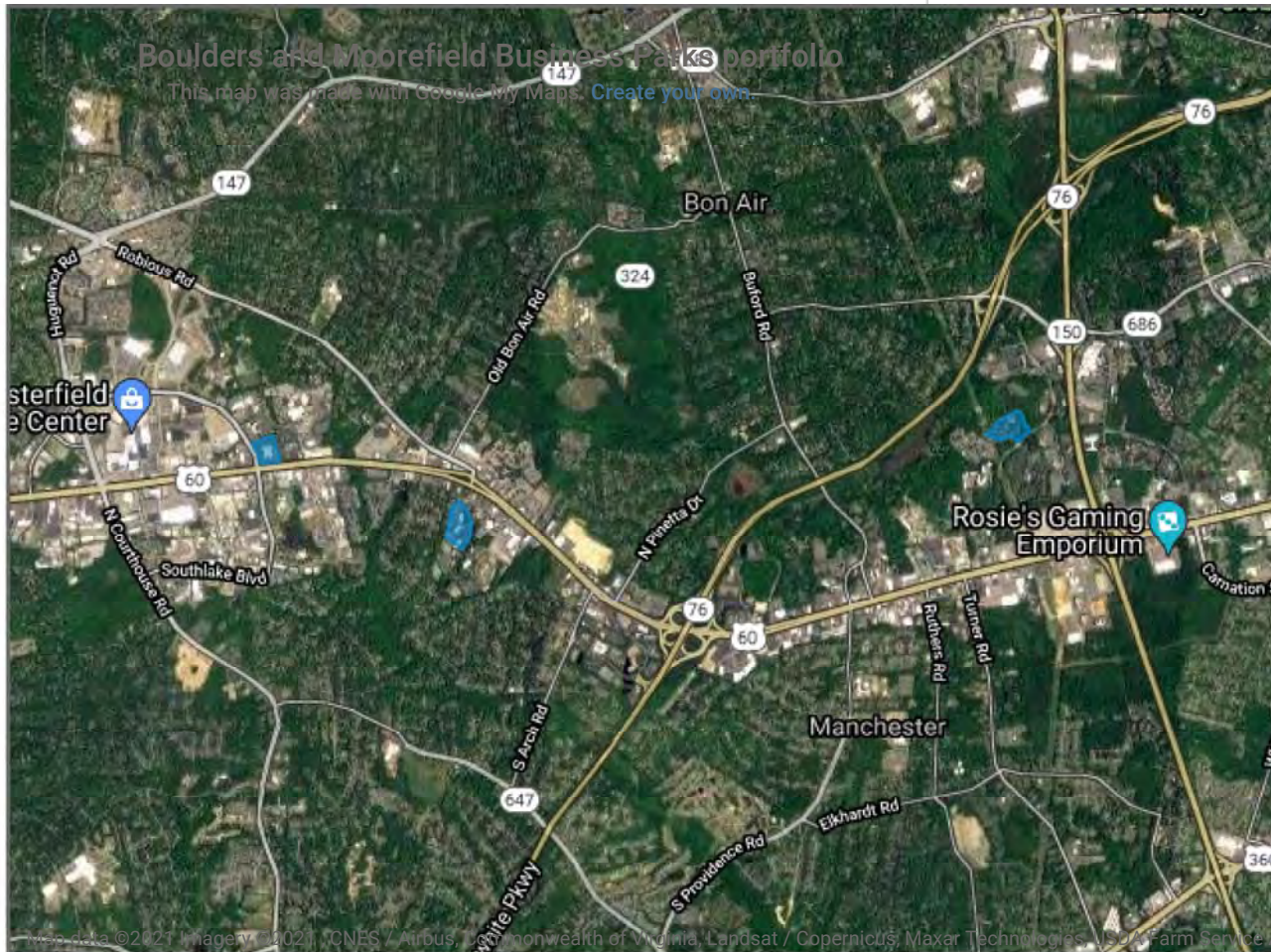
Earlier this month a five-building portfolio in the Boulders and Moorefield Business Parks in Chesterfield sold for \$39.5 million. And in Henrico, the recently-renovated Brookfield Commons office at 6600 W. Broad St. sold for \$32.5 million.

Located at 804, 808 and 812 Moorefield Park Drive, 1011 Boulder Springs Drive, and 10800 Midlothian Turnpike, the Chesterfield offices total about 414,000 square feet and were purchased by Miami-based KAS Partners.

The seller in the deal was Hertz Investment Group, the California-based firm that also owns Riverfront Plaza twin towers downtown
(<https://richmondbizsense.com/2015/12/23/147m-deal-closes-on-two-tower-office-complex-downtown/>).

Neither Hertz nor KAS responded to requests for comment.

County records show the five-parcel assemblage was most recently assessed at a combined \$30.4 million. The deal closed June 9 and the buildings are collectively 87 percent leased, per a Thalhimer announcement. Thalhimer's Eric Robison and Bo McKown represented Hertz in the deal.



Meanwhile, in Henrico, the Brookfield Commons office building sold on June 16 to Nashville's Montecito Medical Real Estate.

The 90,500-square-foot medical office building recently underwent an extensive renovation (<https://richmondbizsense.com/2018/06/25/complete-gut-job/>) by local development firm Stanley Shield, which bought the building in 2016 (<https://richmondbizsense.com/2016/12/15/brookfield-commons-building-sells-for-3m/>) for \$3 million after it nearly

fell into foreclosure

(<https://richmondbizsense.com/2013/05/03/henrico-building-heads-toward-foreclosure/>) three years prior.



(<https://s31832.pcdn.co/wp-content/uploads/2021/06/6.24R-Office-Buildings-brookfield1.jpg>)

Fresh off a full renovation, Brookfield Commons is now fully leased and under new ownership. (*Mike Platania photo*)

The 44-year-old building is now fully leased with tenants such as The Virginia Women's Center, Virginia Ear, Nose & Throat Associates and Pulmonary Associates of Richmond.

Montecito's portfolio spans 31 states and includes over \$4 billion in medical office real estate. Locally, it owns an OrthoVirginia-anchored portfolio in Mechanicsville and in late 2020 it bought GreenGate's medical office building (<https://richmondbizsense.com/2021/01/07/developer-sells-greengate-medical-office-building-for-18m/>) for \$18 million.

The Brookfield Commons office building was most recently assessed by Henrico County at \$17 million. Thalhimer's Robison, along with colleagues Catharine Spangler and Birk Turnbull, represented Stanley Shield in the deal.




Montecito and Stanley Shield principal Jimmy Stanley were not available for comment by press time.



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\$36M complex would add 140 income-based units in eastern Henrico


 Jonathan Spiers (<https://Richmondbizsense.com/Author/Jonathan-Spiers/>)
 
 October 14, 2021
 
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(<https://s31832.pcdn.co/wp-content/uploads/2021/10/10.14R-BHC-site-plan.jpg>)

A proposed site plan, oriented with north pointing to the right, shows the two apartment buildings in relation to the townhome rows and community center building. *(Images courtesy of Henrico County)*

As it prepares to start construction on apartment projects in Jackson Ward and North Chesterfield, a local housing nonprofit is laying the groundwork for one of its next developments – this one in eastern Henrico.

Better Housing Coalition is planning a \$36 million complex with 112 apartments and 28 for-sale townhomes on a 10-acre parcel off Dabbs House Road, just east of Henrico’s Eastern Government Center.

The wooded site, which is just north of Nine Mile Road, has been under BHC’s ownership since it developed the adjacent Carter Woods senior apartments over a decade ago.



(<https://s31832.pcdn.co/wp-content/uploads/2021/10/10.14R-BHC-Greta-Harris.jpg>)

Greta Harris

CEO Greta Harris said the site was originally planned as a third phase of Carter Woods that never materialized.

“We held it and had it in our back pocket,” Harris said. “I think now, especially after the pandemic, as there’s been so much awareness around the need for more quality affordable housing, we thought the timing was good to be able to leverage that land that was already in our portfolio, and then try to see what would be acceptable to the community and to the county.”

BHC is seeking a rezoning from the county to allow for the development, with representation by attorney Preston Lloyd with Williams Mullen. The Henrico Planning Commission is set to consider the request at its meeting today.

The apartments are targeted for renters earning 40 to 60 percent of the area median income (AMI) – \$25,200 to \$37,800 for a single renter, or \$36,000 to \$54,000 for a four-person household, according to Virginia Housing. Units will range from 575 to 1,300 square feet in size, with one-, two- and three-bedroom floorplans.

The three-bedroom townhomes will range from 1,700 to 2,100 square feet and will be targeted to buyers in the 80-120 percent AMI range. Actual prices and rents for the units are to be determined.

The apartments would be housed in two three-story buildings, with the townhomes clustered in four rows surrounding a central green. A 6,000-square-foot community building also is planned, and the site would include 258 parking spaces.



(<https://s31832.pcdn.co/wp-content/uploads/2021/10/10.14R-BHC-designs.jpg>)

Moseley Architects is designing the three-story apartment buildings and two-story townhomes.

Moseley Architects is designing the project, and Timmons Group is the engineer. BHC is applying for financing that it hopes to secure by mid-2022, and it is aiming to start construction by early 2023, with an 18-month buildout.

The project adds to a busy workload for BHC across the region.

Within city limits, it's aiming to start construction in early December on its Cameo Street Apartments, a 67-unit development in Jackson Ward

(<https://richmondbizsense.com/2021/03/26/despite-pushback-city-council-clears-path-for-jackson-ward-apartments/>) planned to fill the city block that's bordered by Cameo, Jackson, Price and Duval streets.

Also in December, BHC plans to start work on Winchester Forest, a 120-unit development planned at its 60-acre Winchester Greens campus in North Chesterfield. It's also working toward a summer start for its 49-unit Horner Apartments at 3901 Stigall Way in Midlothian, as well as a 166-unit community

(<https://richmondbizsense.com/2021/04/01/better-housing-coalition-buys-former-motel-property-in-chester/>) called Colbrook on the site of the former same-named motel on Route 1 in Chester.



f (<https://www.facebook.com/sharer.php?u=https%3A%2F%2Frichmondbizsense.com/2021/10/14/36m-complex-would-add-140-income-based-units-in-eastern-henrico>)

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Richmond BizSENSE

Demolition underway for Laurel Park mixed-use project in Henrico

☐ [Mike Platania](#) ☐ [October 20, 2021](#) ☐ [2](#)





The last remains of the Laurel Park Shopping Center are set to come down soon.
(Mike Platania photo)

The last remnants of a nearly 60-year-old shopping center in Henrico County are soon to come down as a major mixed-use project gets underway.

The former Laurel Park Shopping Center at 2314 Hungary Road, near the intersection of Hungary and Woodman Road, is in the midst of being razed to make way for Laurel Park, a sizable mixed-use development that takes its name from the 1960s-era retail strip.

The project will consist of more than a dozen buildings and add 350 apartments, some townhome-style, as well as retail space and over 400 parking spaces.

New York-based Aurelie Capital is the developer behind the project, which was [approved by Henrico last fall](#).

Aurelie founder Pavan Malhotra said the demolition of the decades-old shopping center has gone smoothly so far. Aurelie bought the 16-acre parcel in early 2020 for \$1.5 million.



Aurelie Capital is planning to redevelop 16 acres at 2314 Hungary Road into a mixed-use project with 350 apartments and 12,000 square feet of retail space.
(BizSense file)

“Site demo will be another month or so. Then it should be wrapped up and ready to go vertical in early 2022,” Malhotra said.

Part of the project will be a 12,000-square-foot retail building, which Malhotra said could fit up to four tenants.

“We’d like food service, maybe a bike shop or a small gym. We want local restaurants,” Malhotra said.

“Once we start the retail leasing, we’re going to try to make it attractive. But that’s what we’d like there. I know it’s a little tough; it’s not like a Scott’s Addition location at all. But with the right type of structured lease, I think we could attract the right type of tenants.”

Aurelie is in the process of bidding the project out to general contractors. Malhotra would not disclose the project’s approximate cost.



A site plan shows that the retail building would have an outdoor dining patio.

Once a builder is selected and work gets underway, Malhotra said it'll be an approximately two-year buildout, putting its tentative completion in early 2024.

Laurel Park is Aurelie's only Richmond-area project in the pipeline, but Malhotra said they remain interested in the region.

"We'd love to (do more in Richmond) in the future," he said. "We're still looking at some stuff, but there's nothing concrete."

Laurel Park joins other new projects near the intersection of Woodman and Hungary roads. Earlier this year, a [new-construction Dunkin'](#) opened at 2300 Hungary Road, adjacent to the Laurel Park site. The franchisee behind that location is also preparing to open another new Dunkin' this week on the ground floor of Dominion Energy's new downtown tower.

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Richmond BIZSENSE

(<https://richmondbizsense.com>)

Huge distribution facility planned for Richmond Raceway-owned land

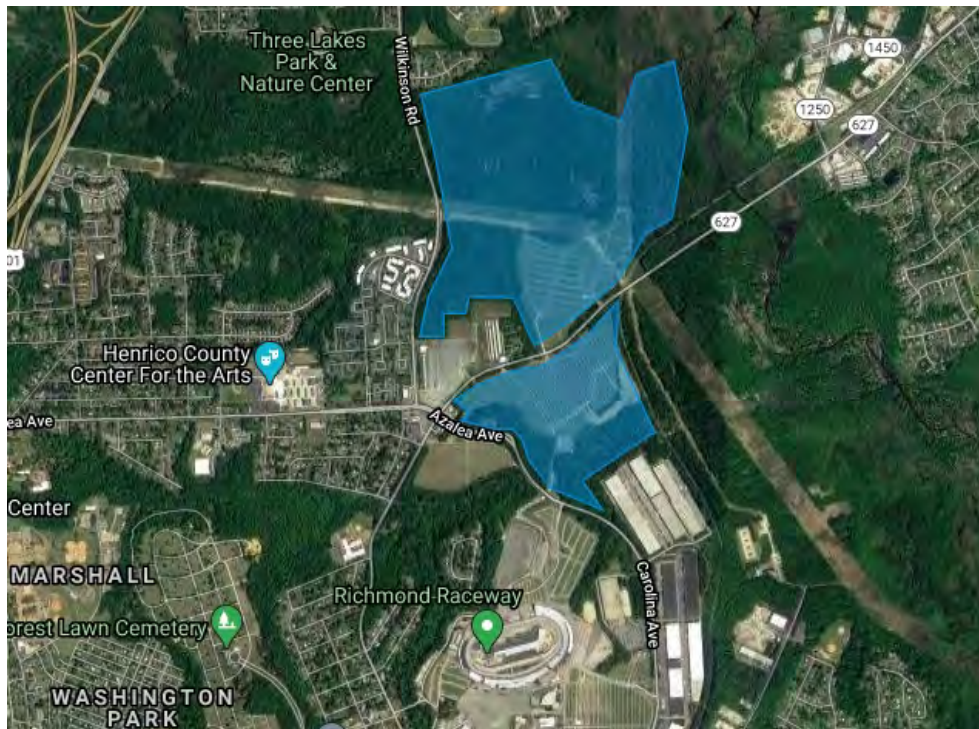
 Mike Platania (<https://Richmondbizsense.Com/Author/Mike-Platania/>)  February 2, 2021  1

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(<https://s31832.pcdn.co/wp-content/uploads/2021/02/2.2R-speedway-map.jpg>)

Dallas, Texas-based Hillwood Enterprises is planning a five-story, 2.6-million square-foot warehouse complex on a 247-acre parcel just north of the Richmond Raceway. (*Google Maps*)

Much of the action around Richmond Raceway these days is from folks attending large vaccination events. But a codenamed industrial project planned nearby could soon be a sizable sight to behold.

Dallas, Texas-based Hillwood Enterprises is planning a five-story, 2.6-million square-foot warehouse complex on a 247-acre parcel just north of the raceway, according to documents on file with Henrico County.

Richmond Raceway owns the land in question, which sits at 5900 and 5901 Richmond Henrico Turnpike. It's northeast of Azalea Avenue and Wilkinson Road, bisected by the Richmond Henrico Turnpike. The property was most recently assessed by the county at a combined \$5.25 million.

The facility's future tenant is not specified on Henrico's planning documents and the project is listed only as "Project Speedway" in certain building permits.

Hillwood, led by Ross Perot Jr., the son of the late businessman and failed 1990s presidential candidate Ross Perot Sr., has developed dozens of industrial projects all over the country and in Poland, with several of its more recent projects being built for Amazon.



(<https://s31832.pcdn.co/wp-content/uploads/2021/02/2.2R-speedway-rendering.jpg>)

A rendering of the distribution facility to be built for an unidentified tenant. (Courtesy of Hillwood Facebook)

Last year, Hillwood kicked off a warehouse for Amazon in Mississippi (<https://rebusinessonline.com/hillwood-to-develop-1-msf-amazon-fulfillment-center-in-north-mississippi/>), and the company recently confirmed Amazon as a tenant in an industrial project it's working on in Jacksonville (<https://www.jaxdailyrecord.com/article/amazon-at-cecil-commerce-center-confirmed-by-master-developer-hillwood>), Florida. Hillwood is also currently planning a warehouse in Knoxville (<https://www.knoxnews.com/story/money/2021/01/28/hillwood-enterprises-begins-work-alcoa-tennessee-ecommerce-site/4260949001/>), Tennessee for another unknown user under a codename, however the Knoxville News Sentinel reports that the likely user is Amazon.

In its rezoning application in the fall, Hillwood proposed the warehouse would be used for "cold storage, distribution/warehouse, and manufacturing."

A Hillwood spokeswoman said in an email that Hillwood's standard practice precludes public statements about considered, pending, planned or current developments.

Richmond Raceway officials were not available for comment by press time.




The county's planning department approved plans for the project in December, a few months after the Board of Supervisors approved rezoning the land (<https://richmondbizsense.com/2020/11/09/the-agenda-local-government-briefs-for-11-9-20/>) to M General Industrial District.



<https://richmondbizsense.com>



Henrico industrial market off to busy start in 2022 with nine-figure deal

 *Mike Platania* (<https://Richmondbizsense.com/Author/Mike-Platania/>)  *February 11, 2022*  *0*

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(<https://s31832.pcdn.co/wp-content/uploads/2022/02/eastport2-scaled.jpg>)

The 1 million-square-foot Eastport Industrial Park in Varina has changed hands for the second time in four years. *(Mike Platania photos)*

Industrial news keeps coming out of eastern Henrico, where an industrial park changed hands in the second nine-figure real estate deal seen in the county this year and a tissue and towel manufacturer has just announced a sizable expansion.

The Eastport Industrial Park in Varina sold last week for \$139 million, county records show. The roughly 86-acre park is located near the intersection of Charles City Road and East Laburnum Avenue.

Equus Capital Partners, a privately held real estate investment firm based near Philadelphia, was the buyer. The purchase was part of an industrial portfolio deal involving 75 properties totaling 5.4 million square feet across markets on the East Coast and through the Sun Belt.

In total, Eastport has about 1 million square feet of space across eight warehouses. Tenants at the park include dog treat company TDBBS, publicly traded aluminum and plastics manufacturer Tredegar Corp., and medical supply firm Sterilization Services of Virginia.

Equus Vice President of Acquisitions Tim Feron said the park

is fully leased.



(<https://s31832.pcdn.co/wp-content/uploads/2022/02/eastport3-scaled.jpg>)

TDBBS, formerly known as Best Bully Sticks, has operated out of the industrial park since 2013.

About 15.5 acres of undeveloped land at the park's southern end were also included in the deal. Per Henrico records, most of the Eastport industrial park was built in the late 1990s.

The seller was Prologis, a San Francisco logistics and real estate firm that bought the land by way of its acquisition of Pennsylvania-based REIT Liberty Property Trust (<https://richmondbizsense.com/2019/10/30/31-property-industrial-portfolio-set-to-change-hands/>) two years ago.

Per its website, the firm was founded in 1980 and raises money through equity funds which it then uses to invest in or develop commercial and multifamily real estate projects.

Feron said this is Equus' entrance into the Richmond market, noting that Eastport's proximity to Richmond International Airport made it an even more enticing property in a sector that's hot nationwide.

“Industrial in general is a favorable asset class for investors right now. There’s low vacancy rates across the country in virtually all markets,” Feron said. “The fundamentals are so strong in industrial right now, you’re definitely seeing that reflected in pricing.”

The other deal to break the \$100 million barrier in Henrico this year was the late January sale of the 11 North at White Oak apartments for \$154 million

(<https://richmondbizsense.com/2022/02/07/white-oak-area-apartment-complex-fetches-record-setting-154m/>).



(<https://s31832.pcdn.co/wp-content/uploads/2022/02/Estport-American-Paper-1-scaled.jpg>)

Hourigan constructed American Paper Converting’s new facility.
(*Courtesy of Henrico EDA*)

American Paper Converting planning \$17M expansion

Meanwhile, American Paper Converting, a tissue and paper towel manufacturer based in the Pacific Northwest, announced this week that it will relocate to a larger Henrico facility as part of a \$17 million expansion of its East Coast operations.

The Washington-based company, which produces bathroom and facial tissue along with paper towel products, will move its current operation at 4401 Carolina Ave., beside Richmond Raceway, to a larger, 120,000-square-foot facility at 5801 Techpark Place in the county’s White Oak Technology Park.



The larger facility is expected to help American Paper increase production of its product lines. The company, which serves clients in health care, education, manufacturing, recreation, government and other sectors, expanded to Henrico in 2011.

The company's current location on Carolina Avenue is owned by Prologis, which, like the Eastport park, acquired the property through its acquisition of Liberty Property Trust.

Eastport is next door to Mondelēz International, which recently announced

(<https://richmondbizsense.com/2021/11/19/mondelez-investing-122m-in-henrico-bakery-expansion/>) it will invest \$122.5 million in an expansion of its cookie and cracker bakery

at 6002 S. Laburnum Ave. That deal followed news of Coca-Cola Consolidated completing a \$23 million expansion (<https://richmondbizsense.com/2021/09/29/coca-cola-bottling-plant-in-sandston-completes-23m-expansion/>) of its 300,000-square-foot manufacturing plant and distribution center at 500 Eastpark Court in Sandston.

Also in Varina, Hillwood Development is looking to rezone (<https://richmondbizsense.com/2021/12/13/developer-wants-to-rezone-530-acres-in-varina-for-2b-industrial-project/>) 530 acres for industrial and distribution uses. The acreage, which straddles East Williamsburg Road, is southeast of the Interstate 64-295 interchange and just north of White Oak Technology Park.

And farther south, Henrico supervisors this week approved a rezoning for Ashley Capital's plan (<https://richmondbizsense.com/2022/01/31/spec-industrial-warehouse-planned-on-pruitt-owned-site-near-varina-high/>) to develop a 584,000-square-foot warehouse near Varina High School.

• *BizSense reporter Jonathan Spiers contributed to this report.*



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Redevelopment in play for former Toys 'R' Us building near Regency mall

Jonathan Spiers (<https://Richmondbizsense.com/Author/Jonathan-Spiers/>) September 13, 2021 0

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(<https://s31832.pcdn.co/wp-content/uploads/2021/09/9.13R-Toys-R-Us.jpg>)

The former Toys 'R' Us building at 8700 Quioccasin Road is being rehabbed and expanded for PPD, a pharmaceutical research firm. (*Michael Schwartz photo*)

As the mixed-use revival of Regency mall continues across the street, the long-dormant former Toys 'R' Us building on Quioccasin Road is undergoing its own transformation.

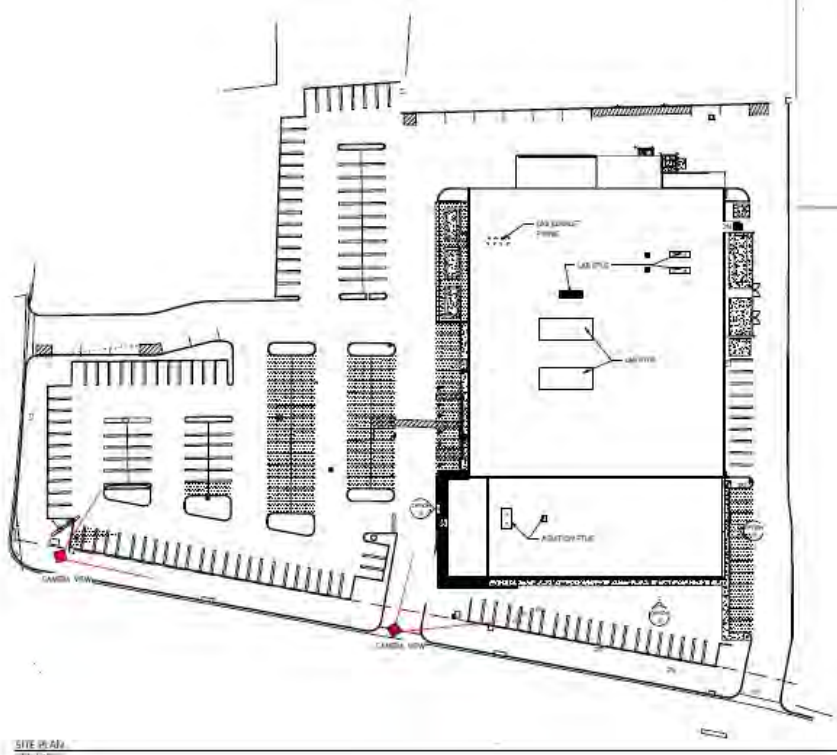
Work is underway on a renovation and expansion of the former toy store, with plans pointing to a new facility for PPD, a North Carolina-based pharmaceutical research firm that expanded to Henrico County a decade ago

(<https://richmondbizsense.com/2010/12/10/190-more-jobs-for-henrico/>).

Development plans filed with the county indicate a rehab of the existing 43,100-square-foot building at 8700 Quioccasin Road, along with a nearly 16,000-square-foot single-story addition to the front of the building.

The plans indicate the existing building would be used as lab space, and building permits refer to the project as "PPD" and "PPD CSD-ICD expansion." The permits, issued in May and July, put the cost of interior and underground demolition work at \$10 million, and the addition at \$1.8 million.





(<https://s31832.pcdn.co/wp-content/uploads/2021/09/9.13R-Toys-R-Us-site-plan.jpg>)

A site plan shows the nearly 16,000-square-foot addition fronting Quioccasin. *(Images courtesy of Henrico County)*

Gilbane Building Co. is the contractor for the interior and underground demo, and Balfour Beatty Construction is building the addition. Local architecture firm PSH+ is designing the addition, and Henrico-based Draper Aden Associates is handling engineering work.

The nearly 5-acre property is owned by Birch Tree Holdings LLC, an Alexandria-based group that bought the two-parcel assemblage in 2019 for \$4.2 million. Richmond Realty Group, based in Fairfax, is listed on plans as the developer and has been marketing the property for lease.

Representatives for Birch Tree and Richmond Realty did not respond to calls and emails seeking comment on the project. Randy Buckwalter, a PPD spokesman, said the company could not discuss the project.

Built in 1981 for Toys 'R' Us, the building was one of several local outposts for the retail chain until 2012, when the Quioccasin store was closed in favor of a Short Pump location that doubled as a

Babies 'R' Us. Other area stores were closed and sold off (<https://richmondbizsense.com/2018/07/18/local-babies-r-us-building-sold-auction-neighboring-toy-store-next/>) in the wake of the retailer's 2017 bankruptcy filing (<https://richmondbizsense.com/2017/09/19/toys-r-us-expected-file-bankruptcy-richmond/>) in Richmond federal court.



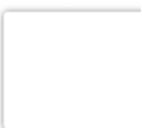
(<https://s31832.pcdn.co/wp-content/uploads/2021/09/9.13R-Toys-R-Us-elevation.jpg>)

A rendering of the expanded building as it would appear from Quioccasin.

In 2014, the Quioccasin property was sold through a bank resale to an entity tied to Ashley Furniture — but a store never materialized. The property sold at that time for \$1.9 million. Henrico County most recently assessed the two parcels at over \$2.37 million combined.

More recently, Nova Aquatics had considered the property (<https://richmondbizsense.com/2018/09/13/aquatics-club-flip-turns-expansion-plan-regency-deal/>) for its new swim facility at Regency before signing a lease for its 50,000-square-foot space in the mall's former Macy's South building. The \$18 million facility (<https://richmondbizsense.com/2019/03/27/nova-aquatics-formally-announces-18m-regency-square-facility/>) is part of a \$35 million redevelopment of the mall by Rebkee Co. and Thalhimer Realty Partners, with plans calling for (<https://richmondbizsense.com/2019/10/09/plans-filed-for-first-apartments-at-regency-square/>) a mix of residential and commercial uses.

The PPD project was previously reported by the Times-Dispatch.





<https://richmondbizsense.com>



Genworth campus transformation pitched to potential developers

 *Michael Schwartz* (<https://Richmondbizsense.com/Autor/Michael-Schwartz/>)  *November 24, 2021*

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(<https://s31832.pcdn.co/wp-content/uploads/2021/11/Genworth.jpg>)

Genworth's campus at 6620 W. Broad St., across the road from Reynolds Crossing. (*BizSense file photos*)

The future of Genworth Financial's Broad Street campus is officially up for grabs.

The Henrico-based insurance giant said Tuesday it has commenced a request for information (RFI) phase to query developers for ideas of how to best transform its longtime multi-building home base at 6620 W. Broad St. into a mixed-use development.

"We worked with Cushman Wakefield/Thalhimer to curate a list of potential partners to invite to participate, based on our vision of a robust, sustainable, mixed-use redevelopment supporting a thriving Richmond community," the company said in a statement. "The RFI invitee list includes a diverse mix of local and national firms including both master and specialized product-type developers."

While the company did not provide further details of the RFI or the developer invite list, it said it has put a name on the future project: Compass Town Center.

The company previously said a new Genworth headquarters building would be part of the broader redeveloped site, which would also include office space for additional tenants, retail and restaurant space, and townhomes and apartments.



(<https://s31832.pcdn.co/wp-content/uploads/2021/11/Genworth-building.jpg>)

Genworth's campus houses several office buildings, most of which are past their prime.

It would take shape on Genworth's 45 acres, which are currently home to four buildings totaling nearly 500,000 square feet of office space, much of which is past its prime and empty both from the pandemic and previous downsizing.

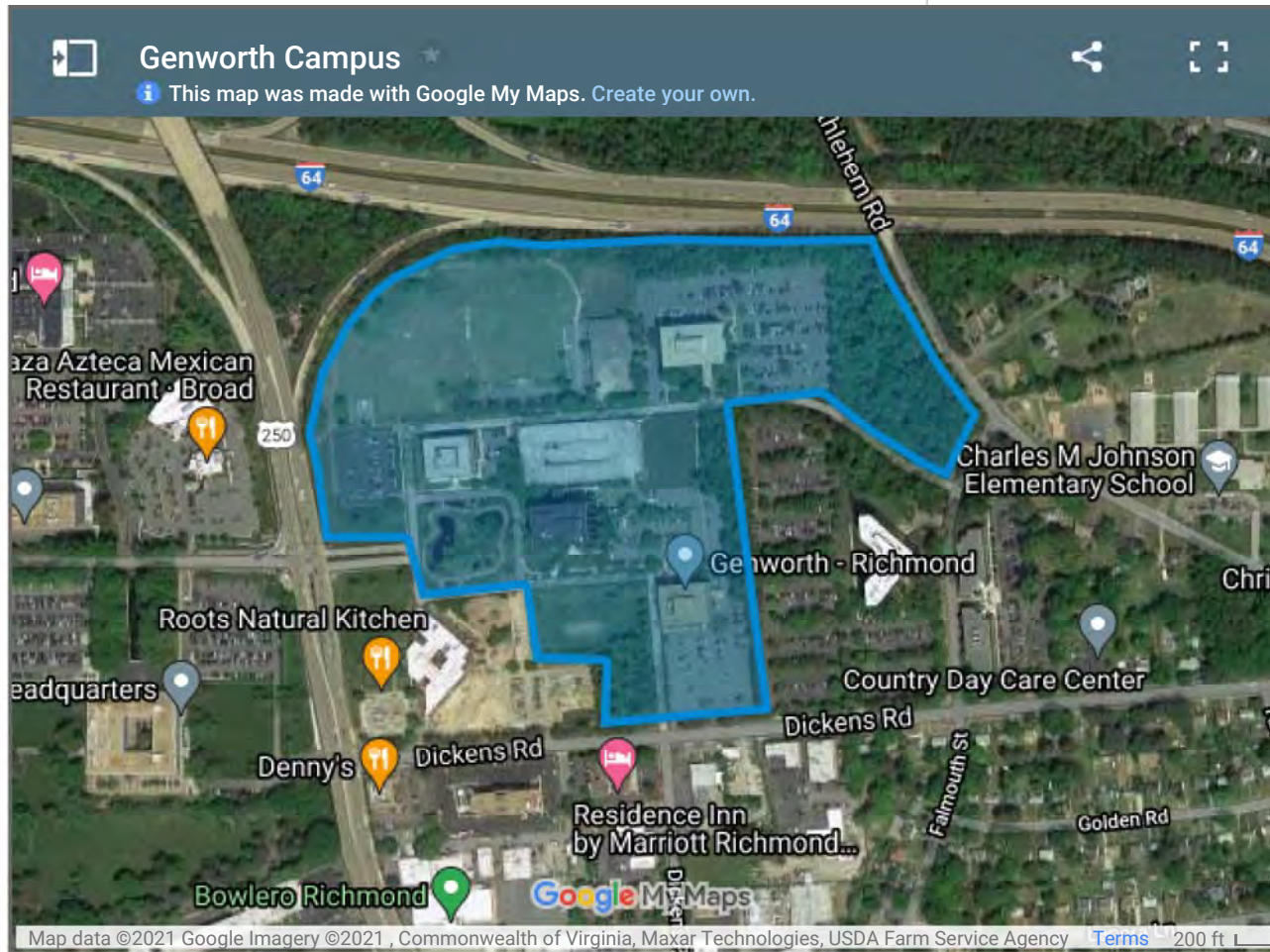
The property also houses some vacant land, a large parking deck and a smaller parking deck. The assemblage was most recently assessed by the county at a combined \$54 million.

The potential redevelopment process was kicked off this summer

(<https://richmondbizsense.com/2021/08/31/genworth-moving-to-reynolds-crossing-as-it-plots-redevelopment-of-henrico-campus/>) after Genworth inked a deal to temporarily move its workforce from the campus to a single office across the road at Reynolds Crossing. It subleased 88,000 square feet at 6603 W. Broad St., a building previously occupied by Altria.

The temporary space has room for around 300 Genworth employees at any given time. That allows for its 850 employees to come and go while it continues a mix of in-person and at-home work amid the pandemic.

Genworth said the RFI process is expected to last several months, followed by a request for proposals phase that likely will also last several months.



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Genworth relocating to Reynolds Crossing as it plots redevelopment of its Henrico campus

 *Michael Schwartz* (<https://Richmondbizsense.com/Autor/Michael-Schwartz/>)  August 31, 2021  0

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(<https://s31832.pcdn.co/wp-content/uploads/2021/08/8.31R-Genworth-sign-scaled.jpg>)

The company's campus is located at 6620 W. Broad St., across the road from Reynolds Crossing. *(Michael Schwartz photos)*

As it works toward a spinoff and IPO of its mortgage insurance division, Genworth Financial also is pondering a redevelopment of its 45-acre Henrico headquarters.

The company confirmed Monday that it is temporarily moving its local workforce from its longtime multi-building campus at 6620 W. Broad St. to a single office across the road at Reynolds Crossing.

It has subleased 88,000 square feet at 6603 W. Broad St., a building previously occupied by Altria.

Genworth said the new space will help it provide a temporary stopover for its employees as it embarks on its "next chapter."

"To provide a more modern workplace for our colleagues and best leverage the valuable real estate asset we have in the Richmond campus, we are planning to redevelop the campus," the company said in an emailed statement.

“We soon will start a process to identify and engage the development partner, or partners, that can best work with us to achieve the highest and best use for the campus and to support a thriving Richmond community,” it added.



(<https://s31832.pcdn.co/wp-content/uploads/2021/08/8.31R-Genworth-building1-scaled.jpg>)

Genworth’s campus houses several office buildings, most of which are past their prime.

The company said a new Genworth headquarters building would be part of the broader redeveloped site, which it described as mixed-used to include office space for additional tenants, retail and restaurant space, and townhomes and apartments.

Genworth said its stay at Reynolds Crossing is temporary, but did not elaborate on the length of the sublease. It also did not specify how many of its 1,000 or so local employees will work in the Reynolds space. It has said it has yet to bring back its full workforce in-person since the pandemic began, opting instead to allow employees to continue working from home.

“While our Richmond colleagues will continue to work in a hybrid manner for the foreseeable future, our temporary space provides a cost-effective space solution where Genworth

colleagues can collaborate more effectively, keep their commute virtually unchanged, and witness the campus redevelopment progress as it occurs,” it said in the statement.

Genworth’s plans for redevelopment could unlock its 45 acres and allow it to cash in on the region’s thriving real estate market.

The campus currently consists of four buildings totaling nearly 500,000 square feet of office space, much of which is past its prime and empty both from the pandemic and previous downsizing.

The property also houses some vacant land, one large parking deck and one smaller parking deck.



(<https://s31832.pcdn.co/wp-content/uploads/2021/08/8.31R-Genworth-building2-scaled.jpg>)

Henrico County has hosted conversations about the future redevelopment of the Genworth campus.

The campus is owned through Genworth’s Newco Properties Inc. The assemblage was most recently assessed by the county at a combined \$54 million.

Henrico County already has had its eye on Genworth's land as an attractive spot on its future development map. The property was the subject of a charrette in 2019 (<https://richmondbizsense.com/2019/01/28/planning-effort-eyes-density-broad-street-intersection-office-park/>) to begin to study the best uses of the campus, among other parcels around the county.

Genworth's temporary stop across the street is another feather in the cap for Reynolds Crossing and the former Altria building. The same building lured Warren Buffett's Berkshire Hathaway Energy with a 79,000-square-foot lease last year. That deal coincided with Berkshire's acquisition of Dominion Energy's natural gas operations (<https://richmondbizsense.com/2020/11/09/warren-buffetts-energy-arm-grabs-big-block-of-richmond-office-space/>).

Genworth, meanwhile, continues to move toward the spinoff and public listing of its mortgage insurance division. The new subsidiary, called Enact Holdings, would be majority owned by Genworth.

The expected IPO will help raise capital to pay down Genworth's debt, which it was left saddled with after its failed deal to be acquired by China Oceanwide Holdings.

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580-home development planned at old Henrico Plaza Shopping Center site

Jonathan Spiers (<https://Richmondbizsense.Com/Author/Jonathan-Spiers/>) January 19, 2021 6

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(<https://s31832.pcdn.co/wp-content/uploads/2021/01/1.19R-Henrico-Plaza-Aerial.jpg>)

An aerial shot of the Henrico Plaza site, which has remained mostly vacant since its namesake shopping center was demolished in the mid-2000s. (Courtesy of Spy Rock/Crescent)

The remnants of a shopping center from years gone by are setting the stage for new development at a busy Henrico crossroads.

Richmond developers Spy Rock Real Estate and Crescent Development are planning a multiuse development with 580 homes on the site of the former Henrico Plaza Shopping Center on Mechanicsville Turnpike just north of Laburnum Avenue.

Called Henrico Plaza, the 27-acre development would include 300 apartments, 115 townhomes, 165 age-restricted units and at least 13,000 square feet of commercial space. The buildings would fill the currently asphalt-covered site where the 1970s-era shopping center stood until it was razed in the mid-2000s, save for one remaining building that houses a Firestone service center and a

restaurant.

The proposal went before the Henrico County Planning Commission last week, and it recommended rezoning and permit approvals to the Board of Supervisors, which is scheduled to decide the requests Feb. 9.



(<https://s31832.pcdn.co/wp-content/uploads/2021/01/1.19R-Henrico-Plaza-SitePlan.jpg>)

A site plan shows the townhomes in yellow and orange, the apartment buildings in purple, and the commercial outparcels and age-restricted building fronting Mechanicsville Turnpike. (Images courtesy Henrico County)

The project is the latest collaboration between Spy Rock and Crescent, which have partnered in recent years on several residential developments (<https://richmondbizsense.com/2020/06/24/project-snapshots-developer-duo-adding-hundreds-of-apartments-across-three-projects/>) in the city, as well as a mixed-use development (<https://richmondbizsense.com/2020/04/02/new-details-emerge-on-hardywood-anchored-development-near-the-diamond/>) underway at the Richmond Hardywood brewery location. Spy Rock also is developing several mixed-use buildings (<https://richmondbizsense.com/2019/12/02/mixed-use-development-underway-at-umfs-campus/>) on the UMFS campus on West Broad Street.

The Henrico Plaza site consists of two parcels owned by National Realty & Development Corp., a New York-based firm that has controlled the property since the mid-'90s. The latest county assessment valued the parcels at \$1.96 million.

Spy Rock and Crescent are under contract to purchase the site, said Hirschler attorney Jeff Geiger, who's representing them in their rezoning and permit requests. Crescent principal Zac Frederick said negotiations on a sale have been underway since September.

"It's been sitting vacant for many years," Frederick said of the site. "I was driving by the street and said that would be a great opportunity to do a mixed-use project if we could get it for the right price. Fortunately, after negotiating, we came to a meeting of the minds.

"There's not a lot of new workforce housing in that area, but there's a strong demand," he said. "It really fits a puzzle piece in, not only for rental but also there'll be some for-sale townhomes as well."

Frederick said rental rates and prices for the units have yet to be determined, and he said a development cost estimate would likewise depend on final plan approval.



(<https://s31832.pcdn.co/wp-content/uploads/2021/01/1.19R-Henrico-Plaza-AgeRestricted.jpg>)

A four-story building would house the age-restricted units.

As proposed, the apartments would be housed in eight three-story buildings in the middle of the development, flanking a 1-acre central greenspace with a 5,000-square-foot clubhouse, pool and playground.

The townhomes would be grouped on the west side of the site, bordering the adjacent Austin Heights subdivision. Two-story units with one-car garages would be grouped in clusters of five, while three-story units with two-car garages would be grouped in clusters of four to eight.

The age-restricted units for residents 55 and up would be housed in a four-story building fronting Mechanicsville Turnpike, alongside two commercial outparcels that would be closer to the neighboring Glen Lea Shopping Center.

Commercial uses would be restricted to one gas or service station and could include a restaurant with a drive-thru. Frederick said commercial users have yet to be determined but that he would like to see the Firestone and Anthony's Italian Restaurant remain as tenants.

In addition to the central green and clubhouse, amenities would include smaller pocket parks, one of which would preserve an existing cemetery on the site. Additional amenities could include a bus stop, community garden, dog park, meditation garden and walking trails.

Sidewalks would run internally and along Mechanicsville Turnpike, and plans call for just over 1,000 parking spaces, which a county staff said would be "de-emphasized." Access to the site would be restricted to two entrances off Mechanicsville Turnpike and a third off Ravenswood Road.

Poole & Poole Architects is designing Henrico Plaza, and StyleCraft Homes is signed on to build the townhome units. E.D. Lewis & Associates is the engineer. Cite Design is handling land planning.

A community meeting on the project was held in October, with attendees expressing concerns about traffic, parking, uses, residential quality, buffers and landscaping, amenities, and impacts to public services, according to the staff report. The developers also posted a website about the project that states it was modified to address those concerns.

The project follows recent investments that Henrico County has made along Laburnum Avenue east of the turnpike. Geiger described the project as a response to those public-sector investments, such as the new aquatics facility (<https://richmondbizsense.com/2019/05/16/construction-starting-8m-eastern-henrico-aquatics-center/>) at the nearby Eastern Henrico Recreation Center and the new Fairfield Area Library on Laburnum.

"I personally think it's good to see the private sector coming to invest in this area of the Fairfield District, following the lead of the investments the county has made," Geiger said.

Should supervisors OK the project next month, Frederick said construction could start by the fourth quarter of this year, with development occurring in phases. He said the residential portions would take two years to complete, with the townhomes coming online sooner.




"We had a community meeting a couple weeks ago and people were like, 'Yes, I love this, I'd actually like to buy one of the townhomes.' That just shows there's a lot of interest and a lot of demand there," Frederick said.




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Henrico program extends development incentives to more parts of county

 Jonathan Spiers (<https://Richmondbizsense.com/Author/Jonathan-Spiers/>)  November 16, 2021  1

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(<https://s31832.pcdn.co/wp-content/uploads/2021/11/Henrico-Plaza-Aerial.jpg>)

Henrico County's investment program would include Henrico Plaza, where a multiuse development with 580 homes is currently in the works. (*BizSense file images*)

After adjusting its enterprise zone boundaries last year, Henrico County is going beyond that program's footprint to provide development incentives to more of the county's older commercial corridors.

County supervisors last week approved the creation of the Henrico Investment Program, which provides incentives that are modeled after the enterprise zone program but are designated for areas outside of those enterprise zone boundaries.

The board also amended Henrico's commercial rehabilitation tax credit program, making more buildings eligible to qualify for credits, including rehabbed buildings that are more than twice their original size.

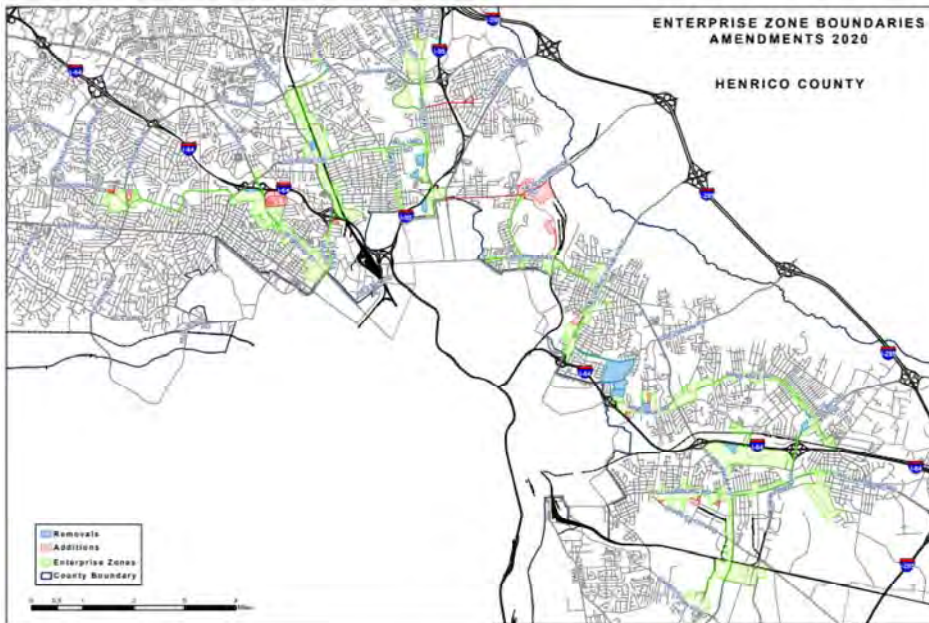
The moves are aimed at encouraging revitalization of commercial and industrial properties in parts of the county that are economically struggling or have emerging development opportunities.

New areas included in the investment program include properties along Patterson Avenue from Starling Drive to the Goochland-Henrico line, and along West Broad Street from Hungary Spring Road to Pemberton Road.

Other areas include Staples Mill Road from Parham Road to Dumbarton Avenue, Williamsburg Road from Laburnum Avenue to Nine Mile Road, and Mechanicsville Turnpike from the Richmond-Henrico line to Henrico Plaza, where a multiuse development with 580 homes is currently in the works (<https://richmondbizsense.com/2021/01/19/580-home-development-planned-at-old-henrico-plaza-shopping-center-site/>).

Those latter three areas are part of the enterprise zone and remain eligible for those incentives, though property owners will only be able to use one of the two programs so long as both options exist.

Established in 2003, Henrico's enterprise zone works in conjunction with the overarching Virginia Enterprise Zone Program, which provides financial assistance to businesses that qualify for the county incentives. Businesses located within the zone are eligible for 14 county incentives, ranging from grants for building façade or landscaping improvements to partial tax exemption for property rehabs.



(<https://s31832.pcdn.co/wp-content/uploads/2021/11/Henrico-enterprise-zone.png>)

A map of Henrico County's enterprise zone, highlighted in green.

A state cap keeps Henrico's enterprise zone to 3,840 acres, or six square miles, the boundaries of which the county adjusted last year (<https://richmondbizsense.com/2020/07/28/hundreds-of-acres-to-be-added-removed-from-henrico-enterprise-zones/>). While the investment program area overlaps parts of the zone, it also extends to certain areas beyond it, providing incentives to more property owners for development or revitalization projects.

Set to begin in January, the investment program results from legislation adopted in the 2017 General Assembly session allowing counties to create their own economic revitalization zones.

Qualifications and incentives for the investment program are modeled after those under the enterprise zone, though the program also is expected to offer additional incentives, such as increasing the maximum for demolition grants to \$100,000 based on building size.

Removal, refurbishment or replacement of building signs would be allowed under the program's sign grant, and the program's façade grant would be expanded to include building system improvements and roof repairs or improvements.

On top of such incentives, Henrico also provides a seven-year partial real estate tax exemption for rehabbed buildings that increase in assessed value by 40 percent or more. Last week's amendments make buildings eligible for the exemption even if they are enlarged to more than twice their original size, where previously such projects were ineligible.

The changes, aimed to allow more flexibility in design, also allow non-residential buildings larger than 20,000 square feet to qualify for the exemption, if the expanded portion is 125 percent or less of the building's original size. Rehabbed non-residential buildings up to 20,000 square feet can qualify regardless of original size.

Seventy-one projects have received the exemption since it was created in 2004, according to the county.

The investment program also sets the stage for incentives to continue after the county's enterprise zone expires. The zone is currently scheduled to sunset at the end of 2022, but could be extended another five years.

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Home security company locks down another office in Henrico County

 Jack Jacobs (<https://Richmondbizsense.com/Author/Jack-Jacobs/>)  July 16, 2021  0

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(<https://s31832.pcdn.co/wp-content/uploads/2021/07/7.16R-simplisafe1.png>)

SimpliSafe CEO Christian Cerda shared remarks about his company's upcoming security monitoring center in Innsbrook from the its local call center at Willow Lawn on Thursday. *(Jack Jacobs photo)*

After opening a call center in Henrico County last year, a home security company is expanding its county footprint yet again.

SimpliSafe, which produces self-installed wireless home security systems, announced Thursday that it plans to open a security monitoring center at the Highwoods Three building, which is at 4840 Cox Road in Innsbrook.

The company plans to hire more than 250 people to staff the Innsbrook center, which will occupy 16,000 square feet on one floor in the building. The company says it will invest more than \$3 million to establish the center.

The center's team will monitor customers' security systems and dispatch emergency services when the customers' alarm systems are tripped. The center will be the first such in-house operation for SimpliSafe.

"We recently decided to double down on Virginia and we are opening a home monitoring center," SimpliSafe CEO Christian Cerda said during his remarks at the announcement event.





(<https://s31832.pcdn.co/wp-content/uploads/2021/07/7.16R-simplisafe2.png>)

SimpliSafe produces a self-installed wireless home security system. The base station shown here links multiple sensors that detect break-ins, smoke and other hazards. *(Courtesy of SimpliSafe)*

Virginia beat Washington and other West Coast areas to land SimpliSafe's new office, according to a news release from the governor's office.

Average salary for the center's workers will be \$47,000, Henrico Board of Supervisors Chairman Dan Schmidt said at the event.

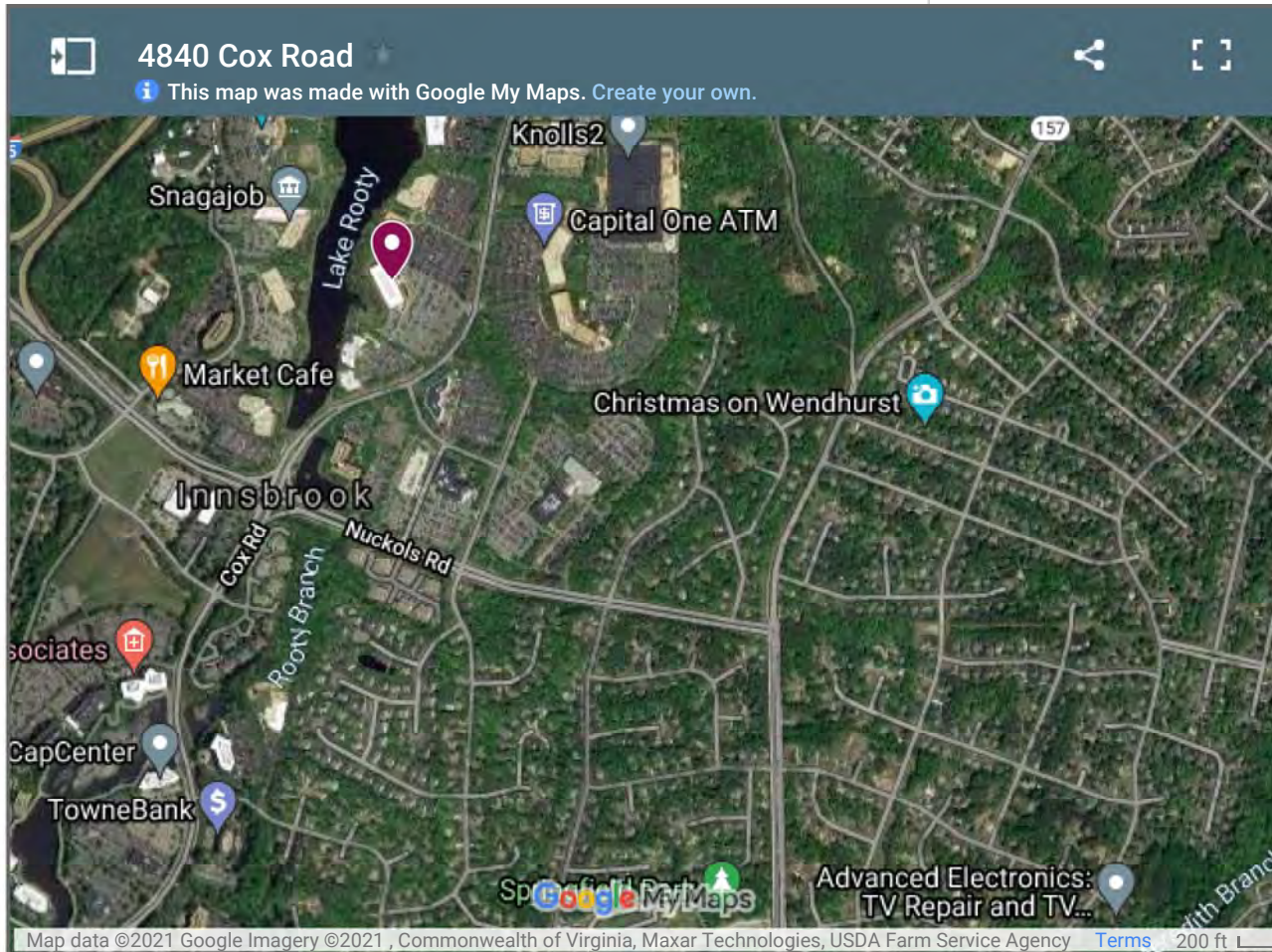
The announcement ceremony took place at SimpliSafe's call center in Willow Lawn (<https://richmondbizsense.com/2020/02/28/home-security-firm-picks-willow-lawn-for-5m-call-center/>), which the Boston-based company opened in September. Gov. Ralph Northam and SimpliSafe Chief Customer Experience Officer Doug Woodard were also among those who shared remarks at the event.

SimpliSafe's Willow Lawn call center occupies 60,000 square feet across two floors in the shopping center's former Miller & Rhoads building.



The company has a little more than 150 employees at the Willow Lawn office, a company spokeswoman said. The company plans to have a total headcount of 572 employees at Willow Lawn.

“We are still actively looking, so please pass the word. We are hiring and we are just opening the second floor,” Cerda said.



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In a change, hotel and office project on Broad scrapped for 250 apartments

Jonathan Spiers (<https://Richmondbizsense.com/Author/Jonathan-Spiers/>)

October 5, 2021 1

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(<https://s31832.pcdn.co/wp-content/uploads/2021/10/KMhotelsBroad5-HenricoCo-scaled.jpg>)

The existing hotel structure, partially razed last year, would be converted into apartments under the new development plan. (*Henrico County photo*)

In a change of course in light of the pandemic, a local hotelier has gone back to the drawing board with its plan to redevelop a former Broad Street hotel, coming back with a new plan for a mix of retail and apartments, including corporate housing.



KM Hotels has submitted revised plans with Henrico County for the former Akaza Hotel property at 6531 W. Broad St., which it purchased pre-pandemic for \$4.6 million with plans to overhaul the site with two new hotels and a 50,000-square-foot office building.



(<https://s31832.pcdn.co/wp-content/uploads/2021/10/KMhotelsBroad3.jpg>)

A rendering of the six-story building that would house the corporate apartments. (Images courtesy Henrico County)

Plans now call for 250 apartments – 78 of those designated as furnished corporate units for local businesses needing to house out-of-town employees – along with a parking garage and new commercial building fronting Broad Street.

Mayur Patel, KM Hotels' president and chief operating officer, said the change was made in light of the COVID-19 pandemic's impacts on the hospitality industry, among other market considerations.

"We were going to do a hotel, and obviously because of COVID and all the new (hotel) supply coming into the area, we decided not to," he said.

The new project, to be called Studios at 6531, would be the company's first venture into apartment development, Patel said.

"The usage is better. I also know that the county is in support of it," he said. "We had been talking about this for over a year during COVID, and it just took a long time to get here."



(<https://s31832.pcdn.co/wp-content/uploads/2021/10/KMhotelsBroad1.jpg>)

The linear-shaped site would be developed in three phases, with a new apartment building at the west end and a parking garage and commercial building closer to Broad.

The three-phased development would start with a conversion of the existing six-story hotel structure into the corporate apartments. The building was originally planned (<https://richmondbizsense.com/2019/07/17/broad-street-hotel-shuttered-slated-overhaul-new-brand/>) to become a 100-room Quinta Inn & Suites Hotel when adjoining structures on the site were razed last year.

A second phase would add a new seven- and eight-story building totaling 172 traditional apartments at the western end of the linear-shaped site. The 6.6-acre site lines the southern side of Altria's corporate campus at Reynolds Crossing and is adjacent to apartment communities to the west and a Home Depot to the south.



(<https://s31832.pcdn.co/wp-content/uploads/2021/10/KMhotelsBroad2.jpg>)

A rendering of the new seven- and eight-story apartment building.

The final phase would add a new three-story garage and a three-story commercial building fronting Broad Street. The commercial building would include space for retail and other business uses with outdoor patios along the street side.

Plans show a patio, walking path and lawn area beside the taller building, which would reach seven stories on the western end beside Betty Lane and eight stories on the eastern side. Other amenities shown include a pet recreation area beside the corporate apartments building; a pool, greenhouse and basketball between that building and the parking garage; and a playground beside the commercial building.

A cost estimate and timeline for the development was not available Monday, and the plans did not specify unit sizes or rental ranges for the apartments. Patel did not have those details on-hand when reached Monday.

The project would require zoning approval and a provisional-use permit from the county. Local attorney Andy Condlin with Roth Jackson Gibbons Condlin is representing KM in those requests, which are scheduled to go before the Planning Commission Oct. 14.

In its report, county planning staff said it has concerns about the timing of the commercial component of the development, as well as frontage improvements along Broad, building heights and other details. Staff is recommending deferral to give KM time to address those concerns.

Glen Allen-based NBJ Architecture is designing the project, and HG Design Studio is handling landscape design and drew up site plans.



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Hotel assessments slashed in Henrico, Chesterfield due to pandemic

 *Jack Jacobs* (<https://Richmondbizsense.com/Author/Jack-Jacobs/>)  *September 20, 2021*  *0*

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(<https://s31832.pcdn.co/wp-content/uploads/2021/09/westin1-scaled.jpg>)

The Westin Hotel in Reynolds Crossing saw its assessment drop by 78 percent to \$13.5 million in 2021 from \$61.2 million in 2020. (*Michael Schwartz photo*)

Economic fallout from the pandemic shaved hundreds of millions of dollars off the taxable assessed value of hotels and motels in Henrico and Chesterfield counties in 2021, while such values largely held steady in the city.

The decline was felt the most in Henrico, where the vast majority of the nearly 80 hotels and motels in the county saw their values diminish.

The combined assessed value for the nearly 80 such properties in Henrico fell to \$288.6 million during 2021. That's down 50 percent from \$586.7 million in 2020, according to data provided by Henrico.

A similar, though not as drastic decline was levied on the four dozen or so hotels and motels in Chesterfield County, with a total combined assessed value of \$177.4 million in 2021, which was a 13 percent decrease compared to \$204.5 million in 2020, according to data provided by the county.

The decline in the two localities is due to how they calculate the value of hotels and motels. In Henrico, hotel and motel assessments are driven largely by properties' revenue.

Chesterfield focuses on average daily room rates, number of rooms and occupancy when it assesses the value of hotels and motels.



(<https://s31832.pcdn.co/wp-content/uploads/2021/09/9.20R-Hotel-springhillsuites1.png>)

The Springhill Suites by Marriott at 9960 Independence Park Drive saw its assessment drop to \$2.8 million in 2021 from a valuation of \$9.4 million in 2020. (*BizSense file*)

“You can see there’s clearly a significant difference between the two (years). The reason for that is we value hotels on the income approach and the pandemic played a significant role in the economics of hotels,” Henrico Real Estate Division Director Jason Hughes said.

The Henrico hotel that saw its assessment drop the most among its peers was the Westin Hotel at 6631 W. Broad St. at Reynolds Crossing. The property was assessed at \$13.5 million in 2021, a 78 percent drop compared to its assessment of \$61.2 million the previous year.

Rounding out the top three assessment declines in Henrico was the Springhill Suites by Marriott Glen Allen at 9701 Brook Road (a 73 percent drop to \$2.5 million from \$9.1 million) and the Marriott Short Pump at 4240 Dominion Blvd. (a 72 percent drop to \$9.4 million from \$33.2 million).

In Chesterfield, the top three biggest declines were: the Days Inn by Wyndham at 2410 W. Hundred Road (a 44 percent drop to \$2.1 million from \$3.8 million), the Hampton Inn at 800 Research Road (a 37 percent drop to \$4.5 million from \$7.1 million) and the Hampton Inn at 3620 Price Club Blvd. (a 36.6 percent drop to \$3.6 million from \$5.7 million)

Henrico and Chesterfield were still working on what assessments might look like for 2022 as of earlier this month.



(<https://s31832.pcdn.co/wp-content/uploads/2021/09/9.20R-Hotel-quirk1.jpg>)

Quirk Hotel, like most hotels and motels in the city of Richmond, saw its assessment stay level from 2020 to 2021. (*BizSense file*)

Richmond stays level

Within Richmond city limits, the vast majority of hotel and motel assessments were flat from 2020 to 2021. That's because the city assessor's office decided that, given the unusual circumstances of the pandemic, it would be better to hold tight with 2020 assessments.

The roughly 50 hotels and motels in the city were assessed at a combined \$257.3 million for 2021, a roughly 5 percent decrease compared to the combined assessment of \$271.1 million in 2020, according to online property records.

“The pandemic hit in March of ’20 and, needless to say, it was an experience none of us had come across in our professional lives,” City Assessor Richie McKeithen said. “We thought the best thing to do was to hold the actual assessment for that particular year because we didn’t know what the future would bring.”

The slight downward change was driven by several successful appeals to city staff and the board of equalization.



(<https://s31832.pcdn.co/wp-content/uploads/2021/09/fairfield1-scaled.jpg>)

The Fairfield Inn & Suites by Marriott at Richmond International Airport dropped in assessed value by 46 percent to \$3.8 million in 2021. (*Jack Jacobs photo*)

Richmond typically assesses hotels based mostly on revenue and market sales. Motels are assessed based on property improvements, McKeithen said.

Richmond’s total assessment of hotel and motel properties for the upcoming 2022 assessment year is \$281.6 million, which is a roughly 9.5 percent increase from 2021.

Hotelier response

Lower or stable property assessments translated into lower or level tax bills, which some local hoteliers said was a helpful financial relief in a time of lower occupancy, operating restrictions and staff shortages.



(<https://s31832.pcdn.co/wp-content/uploads/2021/09/9.20R-Hotel-ravipatel1.jpg>)

Ravi Patel

“Henrico County did adjust the assessment which helped us out tremendously,” SINA Hospitality CEO Ravi Patel said in an email.

SINA’s local footprint includes Fairfield Inn & Suites by Marriott near Richmond International Airport (which dropped 46 percent to \$3.8 million from \$7.1 million) and Fairfield Inn & Suites by Marriott in Midlothian (which dropped 7.5 percent to \$5.6 million from \$6.1 million).

“Any and all relief has been greatly appreciated based upon significant losses,” said Paul Cooper, CEO of Retro Hospitality, which operates Quirk Hotel in Richmond, as well as other hotels elsewhere in Virginia. “Minimizing the losses has been a benefit and I think it translated directly to keeping people employed and offsetting fixed costs.”



(<https://s31832.pcdn.co/wp-content/uploads/2021/09/9.20R-Hotel-paulcooper1-1.jpg>)

Paul
Cooper

Cooper said leisure travelers are coming back though business travelers are still elusive at Quirk. He declined to share occupancy rates but said Retro Hospitality is optimistic about the rest of the year and that reservations are stronger than expected.

Not every hotel operator was happy with decreased assessments, though.

“Assessments represent the current value of the hotel and the drop in the value of the hotel outweighs any reduction in the tax burden,” Shamin Hotels CEO Neil Amin said in an email.

Shamin owns dozens of hotels around the region, including the Hampton Inn & Suites in downtown Richmond, the Sheraton at RIC and Hyatt Place in Innsbrook.



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Cannabis-neil-
amin.jpg)

Neil Amin

Shamin's Hilton Richmond Hotel & Spa at 12042 W. Broad St. in Short Pump was placed into receivership last year after Shamin defaulted on a \$45 million loan secured by the property and its 2021 assessment fell 65 percent to \$12.4 million. The property is headed to a public foreclosure auction (<https://richmondbizsense.com/2021/09/13/short-pump-hilton-headed-for-public-foreclosure-auction-later-this-month/>) this month.

Like Cooper, Amin said his hotels have seen leisure demand rebound but business travel hasn't yet come back around.

Hotel occupancy in the Richmond and Petersburg areas was about 73 percent in August, compared to an occupancy rate of about 50 percent in August 2020, according to the latest monthly report on the Virginia Tourism Corp.'s website.

The average daily rate was about \$99 in August and about \$75 in August 2020.



(<https://s31832.pcdn.co/wp-content/uploads/2021/09/hamptoninn1.jpg>)

The Hampton Inn & Suites at 700 E. Main St. in Richmond had the highest property assessment among hotels in the city. The hotel was assessed at \$34.9 million, which was level from 2020.

The 10 highest-assessed hotels in 2021 in Richmond, Henrico and Chesterfield:

- **Hampton Inn & Suites** at 700 E. Main St. (Richmond), \$34.9 million (no change from 2020)
- **Hilton Richmond Downtown** at 501 E. Broad St. (Richmond), \$34.8 million (18 percent decrease from 2020)
- **Courtyard by Marriott Richmond Downtown** at 1320 E. Cary St., (Richmond), \$25.1 million (no change)
- **The Jefferson Hotel** at 101 W. Franklin St. (Richmond), \$25 million (no change)
- **The Omni Richmond Hotel** at 100 S. Twelfth St. (Richmond), \$24 million (21 percent decrease)
- **Graduate Richmond** at 301 W. Franklin St. (Richmond), \$20.1 million (no change)
- **The Westin Hotel** at 6631 W. Broad St. (Henrico), \$13.5 million (78 percent decrease)
- **Hilton Richmond Hotel & Spa** at 12042 W. Broad St. (Henrico), \$12.4 million (65 percent decrease)
- **Quirk Hotel** at 201 W. Broad St. (Richmond), \$12.2 million (no change)
- **DoubleTree By Hilton Hotel Richmond – Midlothian** at 1021 Koger Center Blvd. (Chesterfield), \$11.4 million (22 percent decrease)

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Richmond BizSense

J.Crew Factory outlet store to open at Willow Lawn this summer

☐ [Jack Jacobs](#) ☐ [June 7, 2021](#) ☐ [1](#)





A J.Crew Factory outlet store is slated to open at Willow Lawn shopping center later this summer. *(Jack Jacobs photo)*

After emerging from bankruptcy, a national clothing retailer plans to try Willow Lawn on for size.

J.Crew Group is slated to open a J.Crew Factory at the West End shopping center in mid-August, according to a company spokesman.

J.Crew Factory is the lower-cost outlet arm of the men's and women's clothing company.

The store will occupy a 5,380-square-foot space in Willow Lawn, though the company could not provide the exact suite number Friday afternoon.

The store is expected to have 15 employees.

The new store marks the second time J.Crew Group has looked to [Richmond](#) over the last year.

In May 2020 it came to Richmond's federal courthouse to file for Chapter 11 bankruptcy, as did many retailers large and small that struggled as a result of economic disruptions caused by the pandemic. The company reorganized and emerged from bankruptcy in September.

As of April 1, J.Crew Group operated 147 J.Crew Factory stores, 152 J.Crew retail locations and 143 Madewell stores in the United States.

The Willow Lawn location will be the first J.Crew Factory store in the Richmond area, according to the store's website, which lists five stores in Virginia. There's a J.Crew store in Short Pump Town Center.

It would add to other recent and pending arrivals to Willow Lawn's tenant list. Seafood restaurant [King Crab Juicy Seafood](#) is also preparing to open in the shopping center, while IHOP and Michael's **both opened** there earlier this year.



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ABOUT THE AUTHOR: [JACK JACOBS](#)



Jack joined BizSense in 2020, covering startups, retail, healthcare, public companies and nonprofits. He previously reported for the Virginia Gazette and Tidewater Review. He is a graduate of Christopher Newport University. Reach him at jack@richmondbizsense.com or 804-554-6545.

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Joyner moving HQ to Reynolds Crossing

Jonathan Spiers (<https://Richmondbizsense.com/Author/Jonathan-Spiers/>)

January 26, 2022 0

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(<https://s31832.pcdn.co/wp-content/uploads/2022/01/Joyner-ReynoldsXing.jpg>)

The Reynolds Office Building at 6641 W. Broad St., where Joyner Fine Properties is taking 16,200 square feet of space on the first floor. *(Photo courtesy of Joyner Fine Properties)*

One of the area's largest real estate brokerages is getting a new headquarters for the first time in decades.

Joyner Fine Properties is moving its home base to Reynolds Crossing, where it has signed a multiyear lease for over 16,000 square feet on the first floor of the Reynolds Office Building at 6641 W. Broad St.

The brokerage and its subsidiaries, Joyner Commercial and Joyner Property Management, will be moving two miles south from their longtime home at 2727 Enterprise Parkway, where Joyner has been based for over 40 years.

The move comes two and a half years after Joyner was acquired (<https://richmondbizsense.com/2019/08/01/joyner-joins-forces-vacu/>) by Virginia Credit Union. The credit union's other real estate subsidiaries such as Virginia CU Realty and Virginia Select Realty are also based at 6641 W. Broad St., where they have occupied about 5,500 square feet of space for several years.



(<https://s31832.pcdn.co/wp-content/uploads/2022/01/Joyner-John-Stone.jpg>)

John Stone

John Stone, a VACU exec who became Joyner's president as part of the acquisition, said the move will allow the brokerage and its subsidiaries to consolidate operations on a single floor, a change from their two-floor setup in the Enterprise building.

With about 3,200 more square feet in the Reynolds Crossing space, Stone said the move also provides capacity for growth, which he's targeting at between 10 and 20 percent over the next 18 months. He also noted the site's more central location with immediate access to Interstate 64.

"When assessing the future of our operations, we knew that we were growing quickly and we needed that larger space, and being able to combine our operations onto one floor was something that was appealing for us for the future," Stone said.

The move will involve 32 agents and 10 staff members who are based at the headquarters. Companywide, Joyner totals 150 agents and about 35 staffers, Stone said.

"It was a tough decision," Stone said. "Many of our agents got their start there at Enterprise, and they've called that office home for over 40 years."

Stone said Joyner and VACU's other real estate divisions collectively closed over \$1 billion in sales last year, fueled in large part by the hot housing market that has come with the pandemic. He said the pandemic was considered in assessing office needs, with from-home and hybrid work options now the norm, but the company decided it wanted more space, not less.

"We determined that having those private offices that we've had historically actually work to our benefit," Stone said. "We feel like a lot of the agents in the workplace want to have a place that they can call home. Sometimes it's difficult to work from home if you have space or privacy issues, access to reliable broadband.



(<https://s31832.pcdn.co/wp-content/uploads/2022/01/Joyner-HQ1.jpg>)

Joyner's current headquarters at 2727 Enterprise Parkway, where the brokerage has been based for over 40 years. (*BizSense file photo*)

"We want to make sure that we can offer agents choices, and we feel like continuing the options that we have – private offices, an agent can come to work each day if they'd like – is appealing to the agents in the marketplace."

Stone said the lease is for more than five years. Joyner Commercial's Bill Phillips represented the company in negotiations with landlord Reynolds Development, which was represented by Mark Douglas and Amy Broderick with Thalhimier.

Joyner is aiming to move into its new space by midyear, working with Reynolds Development on a renovation that's being designed by Thomas Duke at architecture firm Wendel. Stone said the space's previous occupants have included fellow real estate brokerage CBRE.

Wendel also designed Joyner's upcoming branch at Westhampton Commons, a mixed-use development at Patterson and Libbie avenues that is being financed by VACU. Joyner's 6,500-square-foot space there is slated to open this quarter, with Wes Atiyeh serving as managing broker.

The Westhampton branch adds to Joyner's nearby offices on Maple Avenue and Grove Avenue. The company also has offices in Midlothian and Fredericksburg.



(<https://s31832.pcdn.co/wp-content/uploads/2022/01/Joyner-LongFoster-Ashland.jpg>)

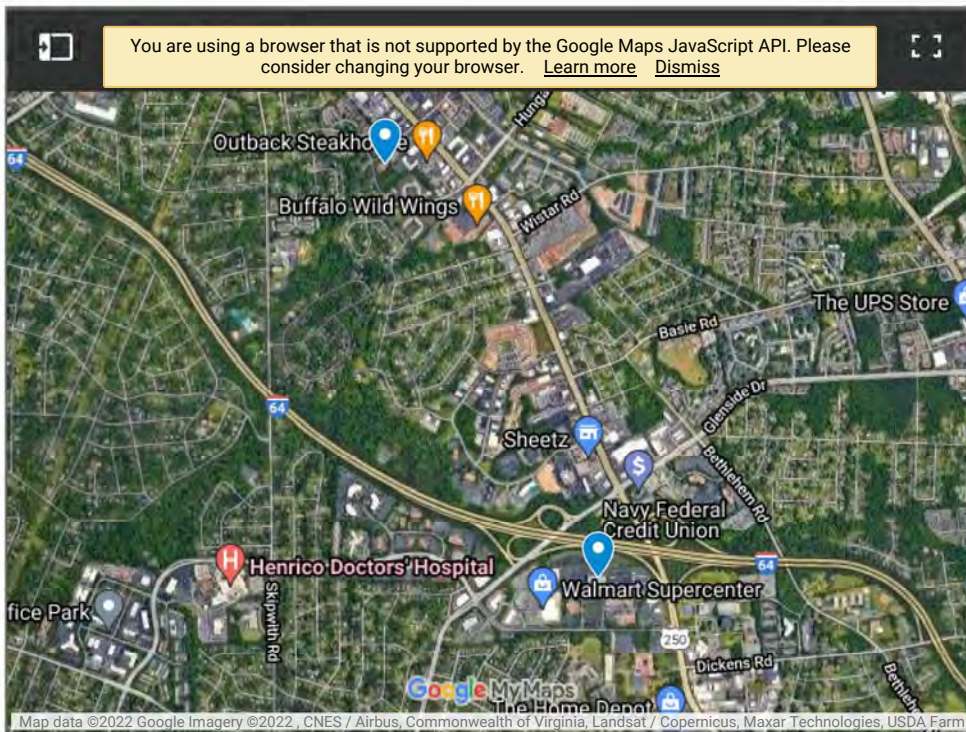
Long & Foster's Ashland office at 102 England St. (Photo courtesy of Long & Foster)

Long & Foster adds Ashland office

In other real estate brokerage news, Long & Foster Real Estate has added an Ashland outpost after acquiring Dew Realty, previously a Coldwell Banker franchise.

The acquisition took effect Dec. 31 and includes Dew's dozen or so agents. The office is at 102 England St.

Founded in 1978, Dew has been led by Bob Flanagan, Trey Flanagan, Lou Flanagan and Sharon Coleman. Long & Foster's Teresa Moore is joining the fold from its Hanover office, with David Gagnani serving as managing broker.



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Richmond BizSENSE

Shopping center with vacant former Kmart in Henrico sells for \$4.4M

☐ [Noah Daboul](#) ☐ [July 30, 2021](#) ☐ [1](#)





The former Kmart-anchored shopping center in eastern Henrico sold for \$4.4M.
(Noah Daboul photo)

With its namesake anchor tenant long since moved out, a shopping center in eastern Henrico may soon get a makeover at the hands of a new owner.

The retail strip long known as The Kmart Shopping Center at 4715 Nine Mile Road sold last month for \$4.4 million.

The buyer was Maryland-based commercial real estate developer ARLS Properties.

The bulk of the shopping center is comprised of the 90,000-square-foot former Kmart space, which has sat vacant since the retailer left three years ago.

Justin Rosemore of ARLS Properties said renovations are in store for the big box shell, rather than a demolition, and it will likely be subdivided. He said the company is opting to wait for tenant inquiries before they begin to renovate so they can have plans consistent with what the tenants will want.



Justin Rosemore

“It’s hard to find box tenants right now because they are not as active as in the past,” Rosemore said. “It’s unlikely that we’d find someone to take all 90,000 square feet, so chances are it will be divided.”

Other tenants in the center include a pawn shop, a salon, a Chinese restaurant and the East End Pregnancy Center. The property is also near the Eastgate Town Center and Fairfield Middle School.

Rosemore also said ARLS will be honoring the existing leases of the businesses in the shopping center, but may eventually have to revisit and work out a deal with them.

John Madures of Divaris Real Estate handled the sale and said that they are looking for tenants to fill the vacancies, two of which may be fast food restaurants. He said the property was originally built around 1983 for Kmart.

Madures said initial work on the property will be handled by Baker Roofing Co., Jones Striping and SealCoating and others.

Rosemore started ARLS Properties in Baltimore about 14 years ago. Since then, the company has grown to cover not only the Baltimore area, but also holds properties from northern Delaware to southern Virginia. It mostly focuses on commercial properties but also has some mixed-use developments with multi-family components.

The Henrico deal marks the company's first in the Richmond area. ARLS has four other sites under contract, but Rosemore would not discuss specifics.

“There are different sectors in commercial real estate that are really hot,” he said. “The retail sector cooled down during the pandemic but seems like it's quickly recovering. We also own office buildings which seemed to cool down in the pandemic, but it looks like they're recovering as well.”


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300-unit residential complex planned to replace Knights Inn on Brook Road

 Jonathan Spiers (<https://Richmondbizsense.com/Author/Jonathan-Spiers/>)

 April 5, 2022  0

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The Knights Inn motel at 9002 Brook Road. (*Jonathan Spiers photo*)

As hundreds of homes begin to rise across the street, a 1950s-era motel site along Brook Road is being positioned to add a few hundred more.

Documents filed with Henrico County show plans to replace the Knights Inn motel at 9002 Brook Road with more than 300 apartments and townhomes, as well as a commercial space fronting Brook.

The development, from Vienna-based Middleburg Communities, would fill the 7.5-acre motel property and eight adjoining parcels totaling over 13 acres.

Plans call for five four-story buildings that would house as many as 274 apartments on the motel site and an adjoining parcel to the south. Thirty-nine townhomes would fill the rest of the site, made up of six parcels on the north side of the motel.

The apartments and townhomes would be separated by a stormwater management feature but connected via an internal road.

Three of the apartment buildings would enclose a central courtyard with a clubhouse amenity, while one building would front Brook. Beside that building would be the commercial space, totaling 7,500 square feet.

One of two entrances off Brook would be aligned with the extension of Magellan Parkway across Brook and feature street trees and parallel parking spaces. A third access for the townhomes would be off Norfolk Street.

The Magellan Parkway extension is part of ReTreat at One, the 600-home development from Stanley Martin Homes that's taking shape (<https://richmondbizsense.com/2022/02/10/project-snapshot-hundreds-of-homes-rising-along-i-95-near-greencity-site/>) across Brook from the motel site.



Site work for ReTreat at One has cleared land along Telegraph Road and beside I-95. (*BizSense file*)

Middleburg's plans describe a total of 310 units, though a parking analysis indicates 313, according to a report from county planning staff. The analysis specifies 91 one-bedroom apartments, 183 two- and three-bedroom apartments, and 39 townhomes.

The plans do not specify sizes or rent ranges for the apartments. It's also not clear whether the townhomes would be for purchase or lease.

In addition to the 7,100-square-foot clubhouse, community amenities would include a fitness center, yoga studio, co-working space, conference room, pool and electric vehicle charging stations. Also planned are a dog park and pet spa, grilling station, private parking garages, package locker concierge and walking trails.

According to the staff report, the site could connect to the future Fall Line Trail that's to be routed to the west, and to a multiuse trail planned along Magellan across Brook.

The project would require rezoning and provisional-use permit approvals, which the Henrico Planning Commission is scheduled to consider at its April 14 meeting. Middleburg is working with local attorney Andy Condlin of Roth Jackson Gibbons Condlin on the requests.

Condlin deferred comment on the project to a Middleburg executive, who could not be reached Monday. A Middleburg spokeswoman said the company could not comment at this time.



An elevation of the planned residential complex that would replace the motel. (*Henrico County document*)

Founded in 2004, Middleburg has acquired or built over 20,000 apartments in markets primarily in the Southeast, according to its website. It also has properties in Nebraska, Texas and Utah.

The Knights Inn project is one of three that Middleburg has in the works in the Richmond region. The company in December received approval in Chesterfield County for the Hamlet at Watkins Centre, a 283-home development planned on a 69-acre site at 631 and 701 Watkins Centre Parkway. It's also planning Hamlet at Falling Creek, a rental community at 12600 Genito Road, according to its website.

The Knights Inn project would replace the motel and two houses that would be razed. The development would not involve the Arthur's Electric Service and Better Menswear buildings fronting Brook south of the motel.

Built in 1952, the 25,000-square-foot motel is owned by AADI Investments LLC, which purchased the 7.5-acre property in 2013 for \$2 million, property



For Immediate Release: November 18, 2021

Contacts: Office of the Governor: Alena Yarmosky, Alena.Yarmosky@governor.virginia.gov | Virginia Economic Development Partnership: Suzanne Clark, sclark@vedp.org | Mondelez International: Laurie Guzzinati, news@mdlz.com, (804)-943-5678

Governor Northam Announces Leading Snack Company to Expand Virginia Supply Chain Operations

Mondelez International to invest \$122.5 million to expand Henrico operations

RICHMOND—Governor Ralph Northam today announced Mondelez International Inc., a global snacking leader with iconic global and local brands such as *OREO*, *Ritz*, and *Chips Ahoy!* biscuits, *Nilla* wafers, *Wheat Thins*, and *Premium* crackers, will be investing \$122.5 million in its Henrico County supply chain operations over three years.

The company's investment includes a 68,000-square-foot expansion of the company's Richmond Biscuit Bakery, which will support its Richmond manufacturing operations and enable the site to house a high-speed, modern *OREO* production line. The bakery is the company's East Coast manufacturing hub for its U.S. operations and employs more than 500 people.

The company will also be opening a new sales fulfillment center close to the company's Richmond Biscuit Bakery. The fulfillment center, which will support Mondelez sales and distribution in the U.S., is scheduled to open in 2022 and will create approximately 80 new jobs in Henrico County.

"Mondelez International's long-term investment in central Virginia is a testament to the region's top-notch talent and strong business climate," **said Governor Northam**. "We thank Mondelez for its long-term partnership and we look forward to its continued success here in the Commonwealth."



“Mondelēz International’s expansion is great news for Henrico County, Greater Richmond, and the Commonwealth and demonstrates Virginia’s ability to attract and retain high-caliber companies,” **said Secretary of Commerce and Trade Brian Ball**. “The Commonwealth is a major hub for the food and beverage sector, and, with almost 1,000 employees who call Virginia home, Mondelēz has and will continue to contribute to our leading position in this booming industry.”

“We are excited about these further investments in our U.S. biscuit network and the opportunity to reaffirm and enhance the role of our Richmond manufacturing site, as well as our broader supply chain and business footprint here in Henrico County and in the Commonwealth of Virginia,” **said Troy Ellis, Mondelēz International Senior Vice President of North America Supply Chain**. “Our Richmond Biscuit Bakery has been a proud part of our company’s operations for nearly five decades and is geographically well-situated as the hub for our East Coast U.S. biscuit manufacturing. As we focus on leading the future of snacking, our presence in Henrico County continues to play an important part in us creating a best-in-class integrated supply chain which supports our U.S. business both now and for the future.”

The Virginia Economic Development Partnership worked with the Henrico Economic Development Authority to secure this investment for Virginia. The Governor approved a performance-based grant of \$1.8 million from the Virginia Investment Performance Grant. The grant is an incentive to encourage continued capital investment by existing Virginia companies, which will be paid three years after the company achieves and maintains its pledged capital investment and job creation. Mondelēz International is eligible to receive state benefits from the Virginia Enterprise Zone Program, administered by the Virginia Department of Housing and Community Development, as well as benefits from the Major Business Facility Job Tax Credit for new, full-time jobs created. Funding and services to support the company’s employee recruitment and training activities will be provided through the Virginia Jobs Investment Program.

“Mondelēz has been making quality products in Henrico for nearly 50 years,” **said Henrico County Board of Supervisors Member Tyrone E. Nelson**. “Our County is grateful for the company’s continued commitment to Eastern Henrico, and we are excited about its investment in advanced manufacturing that will serve tens of millions of Americans.

###

<https://richmond.com/business/watch-now-union-workers-at-mondelez-plant-in-henrico-go-on-strike-they-are-not-treating-us-right>  

BREAKING

WATCH NOW: Union workers at Mondelez plant in Henrico go on strike; 'They are not treating us right'

Gregory J. Gilligan
Aug 18, 2021



Darlene Carpenter, business agent for Local 358, walked with employees as they picketed outside the Mondelez bakery plant on Laburnum Avenue in eastern Henrico County on Wednesday.

ALEXA WELCH EDLUND/TIMES-DISPATCH

Gregory J. Gilligan



 X Close

Employees strike outside the Mondelez bakery plant in eastern Henrico County, Va., Wednesday, August 18, 2021. About 400 employees walked off their jobs at 8:00 AM on Monday, August 16, 2021. Video by Alexa Welch Edlund/Times-Dispatch

About 400 hourly employees at Mondelez International Inc.'s bakery plant in eastern Henrico County have gone on strike, seeking to stop demands the company has made for concessions in contract negotiations and to end what the union calls the outsourcing of jobs to Mexico.


The workers started striking Monday morning at the Laburnum Avenue plant, which makes popular snack foods such as Oreo cookies, Ritz crackers and Chips Ahoy! cookies.


“They are not treating us right,” said Vincent Carter Sr., who has worked at the plant for 37 years and most recently as a packer. “We worked right through the whole pandemic. We didn’t ever stop working and we kept on working. They are not treating us fair.”

The walkout is part of a strike that members from two other local unions of the Bakery, Confectionery, Tobacco Workers and Grain Millers International Union have taken at a Mondelez bakery plant in Portland, Ore., and at a sales distribution center in Aurora, Colo. Those workers went on strike last week.

The one-year contract with the company expired at the end of May. That contract was ratified last year after a previous contract had expired in 2016 and employees continued working under the old agreement.



The contract covers union employees at six Mondelez sites — three bakery plants and three sales distribution centers. The strikes are at just the two plants and one distribution center. 

 Mondelez, one of the world's largest snack companies, and the union have been negotiating a new four-year contract since the old one expired. The union membership has not voted on a contract.

“We very disappointed that this development has happened. No one wins in a strike situation,” said Mondelez spokesperson Laurie M. Guzzinati . “The end hope would be that the union would get us new dates so we can continue to negotiate, and negotiate in good faith for both our employees and our business.”

Despite the strike, the plant remained fully operational and continues making cookies and crackers, Guzzinati said.

“I believe that cookies are still being made at the plant and I believe that they were able to keep running some of the lines that were underway at the time of the strike,” she said. “Our business continuity plans kicked in. We have salaried employees and the plant leadership team to ensure that we can continue to supply the products to both our retail customers and consumers.”

Union representatives said Wednesday that no cookies were being made at the plant. “The lines require skilled labor and they just can’t run those lines without our union members in there,” said Keith Bragg, president of the Bakery, Confectionery, Tobacco Workers and Grain Millers Local 358.

The union claims that the company has “ridiculous demand for contract concessions at a time when the company is making record profits.” The company generated global net profit of \$3.6 billion in 2020, down from \$3.9 billion in the previous year.

“Members across this union and across the country are coming together in solidarity with our striking brothers and sisters to take a stand against Nabisco’s shameful and destructive disregard for workers, their families and the communities in which they live,” the union said in a statement.



The proposals to the contract, the union claims, include wanting a new alternative work schedule for employees, no premium pay for working weekends, and paying health care Close costs. It also wants the company to stop moving jobs to Mexico.

Mondelez said the union is wrong in its interpretations of the proposed contract. “What this is is rhetoric. The idea that we are taking away overtime is just not true. We’re proposing health care for workers and ... really a number of aspects of the offer that I think would be viewed by the employees as quite good for them.”

Under the plan, the union claims that workers would be required to work 12-hour shifts — not the normal eight hours — and they would not be eligible for overtime pay.

“By changing the work day to a 12-hour work day, the company is now able to consider that as all straight time, so that an eight-hour shift that we used to have, you get time and a half for anything over that,” Bragg said.

“With this way, they’re actually working us 12 hours a day and we’re not getting overtime for the extra four hours.”

Plant workers, he said, now work Monday through Friday and, if they work Saturday or Sunday, they get premium pay.

But the company wants to convert some workers — a small number, Guzzinati said — to 12-hour workdays on a schedule of working seven days over a two-week period of two days on, two days off and the third day on, followed by two days off, two days on and the third day off.

The union says making that change will eliminate overtime for workers.

“That way actually changes our pay substantially,” Bragg said. “With this alternative work schedule and working 12 hours a day, you actually working overtime every day that you work and the only time that you can get the overtime is that you have to work 40 hours before they start paying you overtime.”

Workers would lose about \$30,000 to \$40,000 annually in overtime pay, Bragg said.



The majority of bakery production lines and employees would remain on the traditional Monday through Friday work schedules, Guzzinati said.

✕ Close



The union also claims that Mondelez wants workers to start paying for some of the health care premiums. Currently workers pay nothing for health insurance benefits.

The company said no change is planned for health care benefits for current employees, including no deductibles or no employee premium contributions. However, changes would be made for new employees that would be similar to health care benefits that the union agreed to under a different contract at the company's bakery in Naperville, Ill.

The union also claims that Mondelez is outsourcing jobs to its plants in Mexico.

But the company said it has not moved any U.S. jobs to Mexico as part of Mondelez closing two aging plants in New Jersey and Georgia a couple of months ago.

As a result of those closures, the Henrico plant has become a strategic geographic site for the company's operations on the East Coast, Guzzinati said. For instance, Mondelez is shifting some of its key Oreo production from New Jersey to Henrico.

“So there's even more Oreo production in Richmond with our ‘line of the future,’” she said. “What this means for Richmond is that we've identified and articulated publicly that Richmond is a strategic site for us and in that sense is part of the future for us.”

The local plant, which opened in 1973, had been owned by Nabisco and later by Kraft Foods Inc. It now is part of Mondelez, which was created when Kraft Foods split into two companies in 2012.

In 2014, the company invested almost \$50 million in the plant to add a state-of-the-art manufacturing line for Ritz crackers and to modernize some other manufacturing assets.

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Mondelēz investing \$122M in Henrico bakery expansion

Jonathan Spiers (<https://Richmondbizsense.com/Author/Jonathan-Spiers/>) November 19, 2021 0

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(<https://s31832.pcdn.co/wp-content/uploads/2021/11/Mondelez-Bakery-Henrico.jpg>)

Mondelez's Richmond Biscuit Bakery at 6002 S. Laburnum Ave., where the company recently completed a \$10 million, 68,000-square-foot expansion. *(Courtesy of Henrico County)*

Cookie and cracker manufacturer Mondelēz International will invest \$122.5 million in an expansion of its bakery in eastern Henrico, the governor's office announced Thursday.

The Illinois-based holding company, whose brand portfolio includes Oreo, Ritz and Chips Ahoy, recently completed the first part of the expansion: a \$10 million, 68,000-square-foot addition of its Richmond Biscuit Bakery at 6002 S. Laburnum Ave., where it plans to install tens of millions of dollars' worth of new equipment.

The equipment includes a high-speed Oreo production line for the bakery, which employs more than 500 workers and is the company's East Coast manufacturing hub for its stateside operations. The company's other products include Nilla wafers, Wheat Thins and Premium crackers.

The investment also includes a new 490,000-square-foot fulfillment center at a nearby site at 943 S. Airport Drive. The center is slated to open in 2022 and will support the company's U.S. sales and distribution, creating about 80 jobs.

The center will be built on an 83-acre site that makes up the bulk of the planned first phase of Sauer Industrial Center (<https://richmondbizsense.com/2021/02/26/plans-submitted-for-first-phase-of-450-acre-sauer-industrial-center/>), a 450-acre site just south of Richmond International Airport that local developer Sauer Properties plans to ultimately fill with 3.3 million square feet of industrial space.



(<https://s31832.pcdn.co/wp-content/uploads/2021/11/Mondelez-Bakery-Nabisco-Cookie.jpg>)

Mondelez International is an Illinois-based holding company whose portfolio includes Oreo cookies, Wheat Thins and other snacks.

Becknell Industrial is developing that phase and purchased the 83 acres (<https://richmondbizsense.com/2021/08/25/4m-land-deal-signals-start-of-sauer-industrial-center/>) in August for \$4.26 million. The site is directly northeast of the Airport Drive-Pocahontas Parkway interchange.

Mondelēz has expanded its Laburnum facility over the years (<https://richmondbizsense.com/2014/05/09/40m-worth-of-fresh-dough-headed-for-varina-factory/>) and secured a permit last year for this latest expansion, which has been completed. The nearly 50-year-old facility has been in operation since 1973.

Thursday's announcement included comments from Senior Vice President Troy Ellis, who oversees Mondelēz's North America supply chain.

"Our Richmond Biscuit Bakery has been a proud part of our company's operations for nearly five decades and is geographically well-situated as the hub for our East Coast U.S. biscuit manufacturing," Ellis said.

“As we focus on leading the future of snacking, our presence in Henrico County continues to play an important part in us creating a best-in-class integrated supply chain which supports our U.S. business both now and for the future.”



(<https://s31832.pcdn.co/wp-content/uploads/2020/04/anthony-romanello-cropped.jpg>)

Anthony Romanello

Henrico’s economic development authority worked with Virginia Economic Development Partnership to secure the investment. Anthony Romanello, executive director of the Henrico EDA, said it comes at a time of consolidation in other areas of Mondelēz.

“We know that they’ve consolidated some of their facilities across the country, so it’s a real vote of confidence for Henrico and Virginia that they chose to expand here in Henrico,” Romanello said.

The investment is supported by a \$1.8 million performance-based grant approved by Gov. Ralph Northam’s office. The incentive is to be paid three years after the company achieves and maintains its pledged capital investment and job creation. Mondelēz also is eligible to receive state benefits from the state’s Enterprise Zone program and a tax credit for full-time jobs created.



Henrico County, Virginia's hometown news source since 2001

Richmond-based snack company expanding into Henrico, creating 60 new jobs

By [Citizen Staff](#) on July 19, 2021

0:00 / 0:00

Richmond-based specialty snack company Red River Foods will establish a warehouse and processing facility near Richmond International Airport in Eastern Henrico County and create 60 new jobs, company and state officials announced Monday.



The company will invest \$16.5 million to create the facility at 2840 Sprouse Drive, just off Airport Drive near Miller and Charles City roads. It will process tree nuts, seeds and dried fruits for distribution. Virginia competed with Maryland, New Jersey and Pennsylvania for the project.

“We have called the Richmond region home since my father, Jim Phipps, moved the company from New York City to Virginia in 1991.” said Dan Phipps, CEO of Red River Foods. “Although

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in Henrico County is further investment in our value chain. Creating valuable jobs here in our local community is one step further in connecting our farmers to our customers.”

Red River Foods serves more than 350 companies with more than 40 products sourced from 30 countries. With offices on five continents and more than 1,000 employees, the company has supplied quality tree nuts, seeds, and dried fruits to the bakery, dairy, confectionary, cereal, and snack food industries for more than 40 years.

Gov. Ralph Northam said the company’s expansion was a reflection of the state’s strong business climate.

“Food and beverage processing is Virginia’s second-largest manufacturing sector and one of our fastest-growing industries,” he said. “Red River Foods has been based in Richmond for 30 years, and the company’s continued success here is another important testament to the Commonwealth’s status as the best place to do business.”

The Virginia Economic Development Partnership worked with the Henrico Economic Development Authority to secure the project for Virginia. Red River Foods is eligible to receive state benefits from the Virginia Enterprise Zone Program, administered by the Virginia Department of Housing and Community Development. The company also is eligible to receive benefits from The Port of Virginia Economic and Infrastructure Development Zone Grant Program.

“We are thrilled that Red River Foods will expand its reach with the addition of warehousing capabilities at its Henrico County operation,” said Varina District Supervisor Tyrone Nelson. “The company’s strategic location provides access to markets both domestic and abroad. We wish the company great success as a contributor to Henrico’s thriving food manufacturing and processing community.”

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Drive-thru Sheetz to roll into Regency

 Jack Jacobs (<https://Richmondbizsense.com/Author/Jack-Jacobs/>)  February 10, 2022  0

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(<https://s31832.pcdn.co/wp-content/uploads/2022/02/sheetz2-scaled.jpg>)



A building that was once home to a Tire America by Sears sits on the property that Sheetz is planning to use for a new convenience store. *(Jack Jacobs photo)*

Convenience store chain Sheetz is laying the groundwork for a new location at Regency amid the mall’s ongoing redevelopment.

The company has filed plans with Henrico County for a 6,000-square-foot store with gas pumps at the corner of Quioccasin Road and Starling Drive. The plans also include a drive-thru.

The store would be located on the site of the former Tire America by Sears and next to a recently built Valvoline Instant Oil Change. Mall owners Thalhimer Realty Partners and The Rebkee Co. bought the Tire America property (<https://richmondbizsense.com/2019/05/14/regency-square-owners-snatch-old-sears-auto-site-malls-outskirts/>) in 2019.

It’s unclear when the Sheetz location would open. A Sheetz spokesman didn’t respond to a request for comment this week.



(<https://s31832.pcdn.co/wp-content/uploads/2022/02/sheetz1.png>)

Sheetz has filed plans with Henrico County to build a location at Regency mall. *(Courtesy of Henrico County)*

Demolition work on the vacant outparcel building is slated to start in the next 30 days, said Steve Bonnaville, who manages Regency through his Broad Sky Management.



Based in Pennsylvania, Sheetz has about a dozen locations in the Richmond area, according to its website. The new Regency store would put Sheetz within a mile or so from one of its main competitors — a Wawa location on Parham Road.

Sheetz is primed to be among the latest tenants to join Regency as the mall gets reworked into a mixed-use development that features new anchor tenants like Surge Adventure Park (<https://richmondbizsense.com/2020/10/09/regencys-first-new-anchor-an-indoor-trampoline-park-co-owned-by-drew-brees-opens-saturday/>) and NOVA Aquatics in lieu of traditional retail heavyweights. Hundreds of apartments are also part of the new Regency mix.

In other Regency moves, Henrico County Public Schools recently signed a lease on 48,500 square feet in the mall for an adult education center (<https://richmondbizsense.com/2022/01/12/henrico-schools-leases-space-at-regency-for-adult-education-center/>). Caribbean-inspired taco restaurant Sloop John B (<https://richmondbizsense.com/2021/11/29/caribbean-inspired-taco-restaurant-sets-sail-at-regency-mall/>) opened at Regency's remodeled entrance and courtyard late last year.



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Hard Hat Happy Hour Slideshow: Toasting to Regency's reinvention

 *Richmond BizSense* (<https://Richmondbizsense.com/Author/Richmondbizsense/>)  July 21, 2021  0

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Richmond BizSense was thrilled to revive our in-person Hard Hat Happy Hour series last week at Regency, the West End mall that's undergoing an extensive reinvention.

Presented by Sands Anderson, the event funneled several hundred invited guests through the grounds of Regency, where a new modern plaza serves as the gateway to the mall's new life as a mixed-use development at the hands of Thalhimer Realty Partners and Rebkee.

Enjoy the slideshow above with sights and scenes from the evening photographed by Tom Veazey.

A special thanks to all our Hard Hat Happy Hour sponsors below.

And stay tuned for more in-person and virtual BizSense events in the coming months, including the South State Bank Invitational at Belmont Golf Course on Aug. 20 (<https://richmondbizsense.com/events/2021-south-state-bank-invitational/>).



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(<https://richmondbizsense.com>).

Up All Night Bakery to rise in place of shuttered Lakeside cafe

 Jack Jacobs (<https://Richmondbizsense.Com/Author/Jack-Jacobs/>)  January 12, 2021  2

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(<https://s31832.pcdn.co/wp-content/uploads/2021/01/1.12R-upallnight1.jpg>)

Jonathan Highfield is the owner of Up All Night Bakery. (Photos courtesy of Up All Night Bakery)

Jonathan Highfield has kneaded dough for about 20 years, both in the employment of and instruction of others. This year, he's baking a venture entirely of his own creation.

He recently signed a lease on 5411 Lakeside Ave., where he plans to open a production facility for his Up All Night Bakery by March.

Up All Night was launched as a part-time gig in late 2019, making croissants, breads, cookies and other baked goods that are sold at farmers markets and to a few wholesale customers around town.

Highfield currently bakes in the kitchen of the Early Bird Biscuit Co.'s Bellevue Avenue location during the business's off-hours. He said he decided to move Up All Night elsewhere because he had outgrown the Early Bird space.

Highfield is an old hand in the baking business. Currently a part-time baker at the Wegmans in Short Pump, he has done stints as the bakery department head and a roving trainer for the company, helping newly minted bakery teams get up to speed at new stores.

The Pennsylvania native helped build ECPI University's culinary program at its Norfolk campus in 2006. About six years after that, he played a role in the launch of The Bakehouse at Chelsea in Norfolk, where he worked as head baker. He's also taught culinary courses at Reynolds Community College, and at institutions in Florida and the Caribbean.



(<https://s31832.pcdn.co/wp-content/uploads/2021/01/1.12R-upallnight2.jpg>)

Up All Night Bakery makes breads, cookies and other baked goods and sells its products in local farmers markets and wholesale to cafes.

He said that between Reynolds, Wegmans and Up All Night Bakery, he was juggling three jobs for more than a year, and it was time to focus on his own bakery. He plans to step back from teaching at Reynolds.

“I created so much for other people and now I’ve finally made something for myself,” he said.

Highfield’s future bakery was most recently home to Pulp RVA, which permanently closed in December. The cafe was one of Up All Night Bakery’s first wholesale customers. The space is also Early Bird Biscuit’s original home (<https://richmondbizsense.com/2014/07/17/biscuit-shop-brings-back-grandmas-recipe/>).

Up All Night Bakery’s space is 450 square feet. Due to that footprint, Highfield said he doesn’t plan to permit customers inside during the coronavirus pandemic because of safety concerns.

He might introduce a pickup service at the bakery in the future, and he plans to expand his list of wholesale clients this year.




The bakery’s name came about when Highfield’s wife commented on the tricky schedule he would have to adhere to in a shared kitchen space.

“She said to me, you’re going to be up all night doing this thing and I was like, “That’s it. That’s the name,” Highfield said.




<https://richmondbizsense.com>

Former Jackson Ward barbecue joint reopens in Henrico County

 *Jack Jacobs* (<https://Richmondbizsense.com/Author/Jack-Jacobs/>)  *July 15, 2021*  *0*

 (<https://www.facebook.com/sharer.php?u=https%3A%2F%2Frichmondbizsense.com/2021/07/15/former-jackson-ward-barbecue-joint-reopens-in-henrico-county/>)

 (<https://twitter.com/intent/tweet?text=Former%20Jackson%20Ward%20barbecue%20joint%20reopens%20in%20Henrico%20County>)

 (<https://pinterest.com/pin/create/button/?url=https%3A%2F%2Frichmondbizsense.com%2F2021%2F07%2F15%2Fformer-jackson-ward-barbecue-joint-reopens-in-henrico-county/>)

 (<https://linkedin.com/shareArticle?mini=true&url=https%3A%2F%2Frichmondbizsense.com/2021/07/15/former-jackson-ward-barbecue-joint-reopens-in-henrico-county/>)



(<https://s31832.pcdn.co/wp-content/uploads/2021/07/7.15R-Stumps.jpg>)

Stump's Pig & Pint recently relocated to 1164 Wilkinson Road in Henrico County. The barbecue restaurant was previously in Jackson Ward.

(Photos courtesy of Stump's Pig & Pint)

A barbecue joint that decamped from the city last year now slings its smoked meats and desserts out of a former Pizza Hut in Henrico County.

Stump's Pig & Pint opened in recent weeks at 1164 Wilkinson Road within the Chamberlayne Farms Shopping Center.

With the new digs comes a new bakery that features cakes, cupcakes and brownies. Restaurant owners and husband-and-wife Jimmy and Terry Stump hope it will attract customers who want a complete dining experience.



(<https://s31832.pcdn.co/wp-content/uploads/2021/07/7.15R-Stumps-3.jpg>)

Stump's Pig & Pint owners Jimmy and Terry Stump.

“It makes us more a full-service restaurant and catering operation,” Jimmy said, adding that Terry has more than 30 years of professional baking experience.

Stump's is also doubling down on its mainstay barbecue offerings in the new location.

“I'm more a smokehouse than a restaurant now,” Jimmy said, adding that he thinks a restaurant like the previous iteration of Stump's needs bar food, appetizers and an overall larger menu to accommodate more tastes.



(<https://s31832.pcdn.co/wp-content/uploads/2021/07/7.15R-Stumps-2.jpg>)

Stump's Pig & Pint expanded its offerings with house-made desserts.

"Here it's simple: Meat. Smoked," he said. "You don't have a lot of options but what we have we do well."

The new eatery doesn't have indoor seating at its new 2,000-square-foot location, though it does have a few outdoor picnic tables. The space was formerly a takeout-and-delivery-only Pizza Hut, and given that legacy it made more economic sense to shift operations accordingly. Stump's has five employees.

Stump's first opened in Jackson Ward and left its original space (<https://richmondbizsense.com/2020/09/15/barbecue-joint-jumps-out-of-jackson-ward/>) at 119 E. Leigh St. last summer. It focused on its food truck and catering operations between permanent locations.

In other recent restaurant moves, a Hampton Roads-based Cajun seafood chain plans to open a new location (<https://richmondbizsense.com/2021/07/14/seafood-restaurant-chain-drops-anchor-at-chesterfield-towne-center/>) at Chesterfield Towne Center, and a Shockoe Bottom restaurant has been rebranded as a nightclub (<https://richmondbizsense.com/2021/07/13/shockoe-bottom-restaurant-space-tries-out-new-act-as-a-nightclub/>).

☐ Menu

Richmond BizSENSE

Nearly 600 apartments on the drawing board for Willow Lawn

☐ [Michael Schwartz](#) ☐ [October 25, 2021](#) ☐ [0](#)



The Willow Circle apartment complex would rise seven stories across from Kroger.
(Images by Poole & Poole Architecture)

The Willow Lawn area has plenty of retail and restaurants, single-family homes and a prominent stop on the bus line. Two local real estate firms think there's one more ingredient needed for the neighborhood: a couple of dense pockets of apartments.

Thalhimer Realty Partners and Crenshaw Realty are looking to replace a set of five outdated office buildings on Willow Lawn Drive and Byrd Avenue with two 7-story apartment buildings totaling 585 units.

The companies, working through a joint venture, submitted a rezoning proposal for the project last month with Henrico County.

If approved as planned, a 330-unit apartment complex dubbed Willow Circle would rise at 1506-1510 Willow Lawn Drive, where three 1960s-era office buildings currently reside across from Kroger and the 12-story 5100 Monument Ave. condos.



The Byrd would sit to the west of Willow Circle and just south of Broad Street.

Around the corner at 1904-1910 Byrd Ave., two similarly aging office buildings would make way for The Byrd, with 255 apartments across from the Faison Center.

The existing buildings all are currently owned by Crenshaw Realty, which reached out to Thalhimer Principal Jason Guillot earlier this year to discuss the future of the properties in a time of flux for office space.

The Crenshaw buildings are occupied by smaller tenants, such as attorneys, nonprofits, real estate and marketing offices. Guillot said some

of them told Crenshaw they're unsure of their future in the properties as the trend of working from home continues.

"The long-term future of these buildings was kind of in question," Guillot said. "It's no secret that office vacancies are climbing and some companies are giving back space and need less space than they did pre-pandemic. It's a struggle with older, inefficient buildings to keep them full."



A site map of Willow Circle.

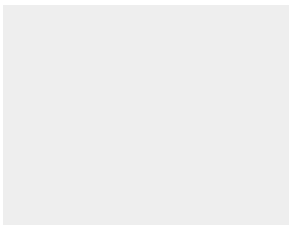
The two companies concluded that the 2.5-acre Willow Circle site and the 1.7-acre parcel were ripe for apartments in light of the revitalization of Willow Lawn's retail area over the last decade.

"Multifamily was kind of an obvious use because you literally have the fabric of a mixed-use neighborhood already there. You have a giant mall including a grocery store, a bus rapid transit stop and a Gold's Gym all in walking distance," Guillot said. "But what you don't have is suitable places to rent. This was really the missing link."

Hatcher Crenshaw IV, whose family has run their namesake realty company for about 60 years, said the Willow Circle offices were first built by his grandfather, E. Hatcher Crenshaw Jr. in 1968. The property changed hands several times until the family bought it back in the late '80s, shortly after it bought the Byrd Avenue buildings.

Crenshaw said he'd like to see the apartments add to the evolution of the area.

"We've been long-term stakeholders in the Willow Lawn neighborhood and believe these



two projects will help maintain and build on the momentum that Henrico County has fostered with the redevelopment of the mall and the Pulse bus stop,” Crenshaw said in a prepared statement. “We hope that those who ride the Pulse and park up and down Byrd and in surrounding neighborhoods choose instead to live here, reducing the strain on street parking.”



Hatcher Crenshaw
IV

Crenshaw’s current portfolio consists of a mix of office, retail, flex office/warehouse, and bulk industrial space from Ashland to Chester. The project with Thalhimer would mark its return to the apartment business.

“We used to own and manage several apartment complexes but transitioned to only commercial properties in the mid/late ’80s,” Crenshaw said. “Things have a way of coming back full circle.”

Of the 330 apartments planned for Willow Circle, 200 would be one-bedroom, 95 would be two-bedroom and 35 would be three-bedroom units. The site would also incorporate a 429-space parking garage, which the developers may offer as paid public parking in addition to its use by apartment residents.

The Byrd’s 255 apartments would include 195 one-bedroom, 36 two-bedroom and 24 three-bedroom units. It also would have a parking deck with 350 spaces for residents and potentially for rent for Pulse riders and surrounding businesses.

The Willow Circle property was most recently assessed by the county at \$3.4 million. The Byrd property is valued at \$1.8 million. The properties are currently zoned B-2, which doesn’t allow for apartments.

Thalhimer



A site map of The Byrd.

The project's timeline depends on several factors, including the rezoning process. The proposal has not yet been scheduled to be heard by the county's planning commission. If the rezoning passes muster, the group would then have to file a plan of development.

Guillot emphasized that any final plans would come from the result of feedback from the community and the county. That process will begin with a community meeting for neighbors on Nov. 1. Notification for that has already gone out.

Guillot said the earliest they'd expect to break ground would be at the start of 2023.

Thalhimer and Crenshaw have enlisted attorney Andy Condlin with Roth Jackson to help with the rezoning process.

Poole and Poole Architects is the designer of the apartments. The group has yet to retain a general contractor and has not yet lined up financing.

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Attachment 6 - Websites and Relevant Links

<https://henrico.us/revit/enterprise-zone/>

<https://henrico.us/revit/enterprise-zone/henrico-county-local-incentives/>

<https://henrico.us/services/commercial-rehabilitation-tax-credit/>

<https://henrico.us/revit/henrico-investment-program/>

The screenshot shows the Henrico County website's "Community Revitalization" page. The navigation menu on the left has "Enterprise Zone" highlighted with a yellow circle. The main content area features a "Community Revitalization" header with images of houses and a "Services" section listing programs like "Community Cleanup Program" and "Homeowner Association Lookup". A "Notice of Public Hearing" is also visible, mentioning the 2021-22 Annual Action Plan and proposed uses of CDBG, HOME, and ESG funds.

The screenshot shows the Henrico County website's "Enterprise Zone" page. The "Enterprise Zone" section is highlighted in the navigation menu. The main content area includes a "What is an Enterprise Zone?" section, a "Location of Henrico County Enterprise Zone" section with a list of steps to access a map, and a "Contact Us" section with physical and mailing addresses, phone, fax, and email information.