



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

October 16, 2018

West Broad Village IV LLC
2250 Old Brick Road, Suite 200
Glen Allen, VA 23060

Re: Rezoning Case REZ2018-00037

Dear Sir/Madam:

The Board of Supervisors, at its meeting on October 9, 2018, approved your request to amend proffers accepted with Rezoning cases C-12C-06 and C-15C-07 on Parcel 744-760-7007 located on the south line of the entrance ramp from W. Broad Street (U.S. Route 250) to Interstate 64 (West Broad Village).

The Board of Supervisors accepted the following proffered conditions, August 29, 2018, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

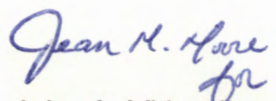
Except as amended herein, all proffers contained in Cases C12C-06 and C-15C-07 shall remain in full force and effect, and shall by this reference thereto be made a part hereof as if fully set forth herein.

1. **Overall Development.** The Property shall be developed in general conformance with the combination of the attached exhibit to the application entitled, "WEST BROAD VILLAGE, HENRICO COUNTY, VIRGINIA, Masterplan, dated March 12, 2006" (the "Master Plan") (see case file); and (b) all such additional exhibits which are provided as part of the application for rezoning (the "Pattern Book") (see case file); with any variations from such Exhibits permitted for the development on the Property in any subsequent Plan of Development, subdivision approval or any variations permitted by the Director of Planning upon the Director finding the variations are generally in keeping with the spirit and concept of such Exhibits. Notwithstanding the foregoing exhibits, the Property located in the area designated in the Master Plan Book as Phase II and identified as Parcel Number 744-760-7007 shall be developed substantially in conformance with the attached exhibit entitled "West Broad Village, Eastern Edge Pattern Book" dated August 17, 2018 (Exhibit A) (see case file), with any variations from such Exhibits permitted for the development on the Property in any subsequent Plan of Development, subdivision approval or any variations permitted by the Director of Planning upon the Director finding the variations are generally in keeping with the spirit and concept of such Exhibits.

13. **Sidewalks.** Sidewalks a minimum of five (5) feet in width shall be provided along all roads within the development as shown on the Master Plan (see case file). Notwithstanding the foregoing, sidewalks a minimum of four (4) feet in width shall be provided along the detached condominiums within Parcel Number 744-760-7007, and all other sidewalks within Parcel Number 744-760-7007 shall be a minimum of five (5) feet in width, as shown in the attached exhibit entitled "West Broad Village, Eastern Edge Pattern Book" dated August 17, 2018 (Exhibit A) (see case file).
15. **Density Limitations.** There shall be no more than 884 residential dwelling units on the Property designated as Phase I, as set forth in the Pattern Book (see case file). There shall be no more than 61 residential dwelling units on Parcel Number 744-760-7007 within the Property designated as Phase II, as set forth in the Pattern Book (see case file), and as generally shown on Exhibit A (see case file).
17. **Construction Material.** The exterior wall surfaces of any structure on the Property in which the majority of square footage usage is for residential purposes (with the exception of foundations, trim and architectural treatments) shall be constructed of brick, wood, and/or hardiplank (or other similar masonry product), or as shown in the attached exhibit entitled "West Broad Village, Eastern Edge Pattern Book" dated August 17, 2018 (Exhibit A) (see case file), unless otherwise allowed in any subsequent Plan of Development.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,


John A. Vithoulkas
County Manager

pc: Ms. Nathalie Croft
Director, Real Estate Assessment



West Broad Village - Eastern Edge

Henrico County, Virginia



EXHIBIT A
Page 2

REZ2018-00037

EASTERN EDGE

The Eastern Edge of West Broad Village features a residential neighborhood with mid-rise condominium buildings and single-family attached/detached condominiums centered around a large Community Green. The Eastern Edge is located within walking distance of the "Main Street" retail/entertainment area and the clubhouse. A boulevard-style roadway with landscaped median and on-street parking traverses the neighborhood and provides a distinct separation and softening of the variation in height between the mid-rise condominiums and the attached/detached dwellings.

The architecture within the Eastern Edge is consistent with that of West Broad Village proper, evocative of Richmond architecture, while including distinctive modern design elements. Embracing the urban aesthetic, the single-family condominiums offer a unique streetscape incorporating garage faces and portal entrances into a decorative brick street wall, while the mid-rise condominiums feature large planter boxes to create a more pedestrian-scaled experience.

PROJECT AREA SUMMARY

SITE AREA	11.884 acres
RESIDENTIAL	Combination of mid-rise condominiums and Single-family attached/detached condominiums
Total Residential Maximum	61 Units
AVERAGE RESIDENTIAL DENSITY	5.13 Units/AC
PARKING	Mid-Rise Condominium Spaces 2 per Unit
Single-Family Condominium Spaces	2 per Unit
Additional parking provided on street	31 spaces

West Broad Village - Eastern Edge

Henrico County, Virginia

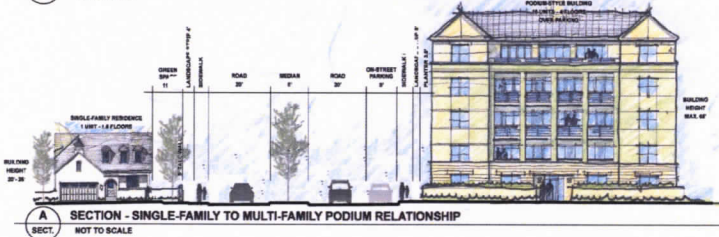


eagle

EASTERN EDGE CONCEPTUAL PLAN



SECTION - OPEN SPACE TO MULTI-FAMILY PODIUM RELATIONSHIP



SECTION - SINGLE-FAMILY TO MULTI-FAMILY PODIUM RELATIONSHIP

WEST BROAD VILLAGE - EAGLE

Conceptual Cross Sections - 8/17/2018

TIMMONS GROUP

MID-RISE RESIDENTIAL CONDOMINIUMS

The condominium buildings will be a total of five stories, with four residential stories over internal parking on the ground level. The parking level will house two tandem parking spaces per dwelling. Entrance lobbies to each of these buildings will also be accessed on the street level. Additional parking will be provided in close proximity along the street.

The ground floor of the building will be clad in stone, brick, or stucco, with key design features including large-scale planter boxes highlighting the lobby entrances and the streetscape. The upper floors will be designed to be evocative or indigenous of Richmond architecture, using materials such as brick, painted brick, or cement-board, and various design elements including balconies and decorative trim.

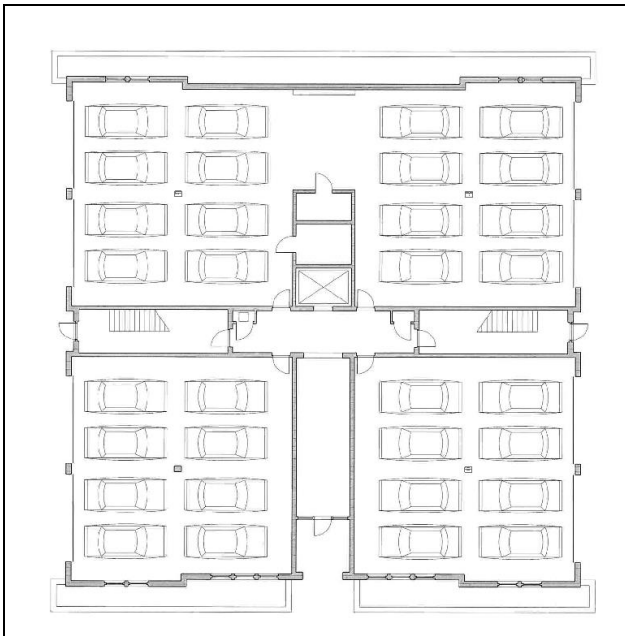
BUILDING REQUIREMENTS

HEIGHT

The maximum height of the residential condominium buildings shall be sixty-five feet (65'-0").

PARKING

Two (2) off-street parking spaces shall be provided for each dwelling unit and shall be self-contained within the buildings' ground levels.



GARAGE CONFIGURATION



CONCEPTUAL ELEVATION

SINGLE-FAMILY ATTACHED AND/OR DETACHED CONDOMINIUMS

Embracing the urban intent of West Broad Village, the single-family condominiums offer a unique streetscape, incorporating a decorative brick street wall punctuated with glimpses into manicured courtyard spaces with ornamental trees and evergreen hedge rows. Portal entrances will be used to emphasize the leadwalks into the individual homes, and garages will be accentuated with carriage style doors and lanterns. There are three different types of single-family condominiums, which will provide a varied streetscape and visual interest, while maintaining a modern, urban aesthetic:

A. DETACHED DWELLING WITH STREET WALL

- Entire dwelling is setback from the street wall, providing a private front yard with landscaped courtyard
- Breaks in street wall for driveway and a gated leadwalk

B. ATTACHED DWELLING WITH INCORPORATED GARAGE FACE

- Attached to the adjacent dwelling at the garage wall
- Garage door and structure are integrated into the street wall
- Main façade of the home is set back from the street wall, providing a private courtyard
- Break in street wall for leadwalk

C. DETACHED DWELLING WITH INCORPORATED GARAGE FACE

- Garage door and structure are integrated into the street wall
- Main façade of the home is set back from the street wall, providing a private courtyard
- Break in street wall for leadwalk



CONCEPTUAL STREETScape

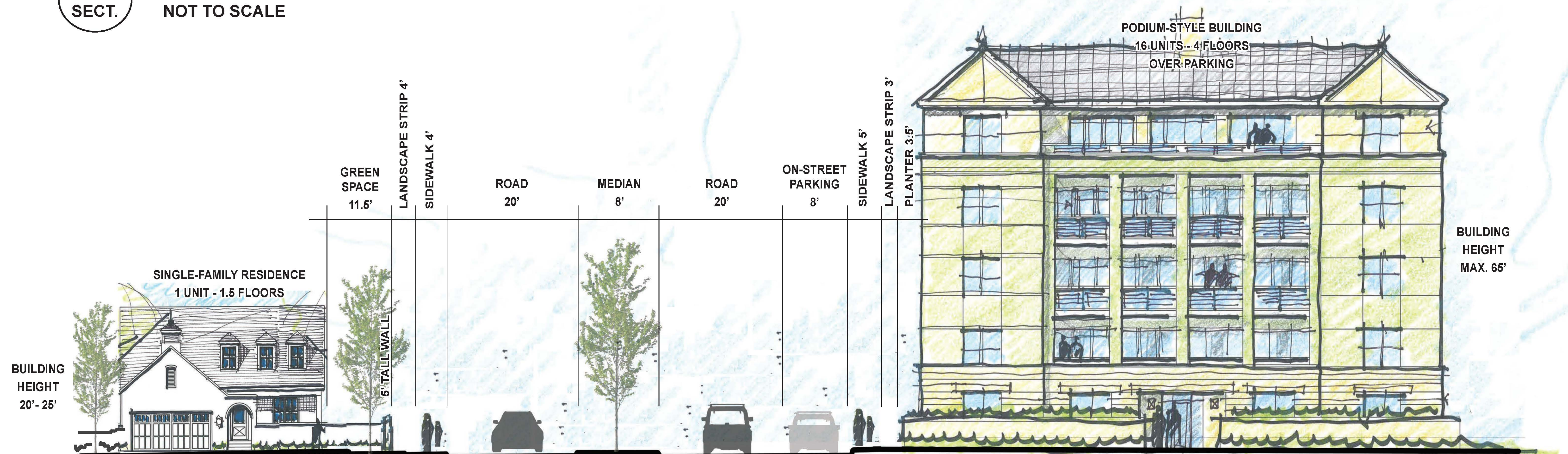


ARCHITECTURAL DETAILS



B
SECT.

SECTION - OPEN SPACE TO MULTI-FAMILY PODIUM RELATIONSHIP
NOT TO SCALE



A
SECT.

SECTION - SINGLE-FAMILY TO MULTI-FAMILY PODIUM RELATIONSHIP
NOT TO SCALE

WEST BROAD VILLAGE - EAGLE

Conceptual Cross Sections - 8/17/2018

EXHIBIT A
Page 6

REZ2018-00037