

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

**PUP2022-00011**

**Zoning**

Multifamily Dwelling Units in Conjunction  
With Nonresidential Development

Brookland District

400

0 400 Feet

PS February 2022 Ref: 776-735-8125



John A. Vithoukas  
County Manager

June 21, 2022

Justin Donaldson  
4315 50<sup>th</sup> Street, NW, Ste. 100  
Washington, DC 20016

RE: Provisional Use Permit PUP2022-00011

Dear Mr. Donaldson:

The Board of Supervisors, at its meeting on June 14, 2022, approved your request for a Provisional Use Permit under Sections 24-2306 and 24-3708 of Chapter 24 of the County Code to allow a multifamily residential development on Parcels 776-735-8125 and 777-735-0170 located on the northeast line of W. Broad Street (U.S. Route 250) approximately 745' east of the intersection of Westmoreland Street, subject to the following conditions:

1. **Master Plan.** The master plan for the property shall consist of all layout, architectural, and streetscape documents submitted as part of this request (see case file). All development on the property shall be in general conformance with the master plan, unless otherwise approved at the time of Plan of Development review. Setbacks may be reduced from those otherwise required in the M-1 District, but in no case shall they be less than shown on the Master Plan.
2. **Height Limitations.** Buildings shall be limited to 100' in height.
3. **Architectural Design.** Any new buildings shall be constructed consistent with the elevations titled "4400 West Broad St." dated April 25, 2022, and February 16, 2022, prepared by Poole & Poole Architecture, LLC (see case file), unless otherwise approved at time of Plan of Development Review.
4. **Reservation of Future Right of Way or Access Easement.** The plan of development shall provide for the ability to construct a future roadway (public or private) along the property's central roadway to create additional access between properties to the east and west of the subject property and along the internal roadway located between the western property boundary and Building 1. Evidence

of necessary easements shall be provided prior to final plan of development approval in a form approved by the Director of Planning.

5. **Materials.** Any building on the property shall be a combination of any of the following: masonry and cementitious siding. No vinyl siding shall be used. Alternate materials may be allowed if requested by Owner and specifically approved by the Director of Planning upon a finding that such materials are of equivalent quality, function or manufacture to those specifically enumerated above.
6. **POD Supplementary Submittal Requirements.** With each Plan of Development application for a portion of the Property, the Owner shall prepare and submit to the Director of Planning the following (the "POD Supplements"):
  - a. Streetscape & Landscape Plan, which shall include, as applicable, all hardscaping, vegetative screening, streetscape plantings, foundation plantings, and any other landscape elements required by the Director of Planning.
  - b. Lighting Plan
  - c. Pedestrian Connection Plan, which shall include all improvements designed to facilitate pedestrian circulation and connectivity.
  - d. Each of the POD Supplements shall be reviewed for general conformance with the Master Plan. Deviations may be approved by the Director of Planning in connection with any subsequent Plan of Development, subdivision approval, or any other variation permitted by the Director upon a finding that the variations are generally in keeping with the spirit and concept of the Master Plan.
7. **Fire Access.** Prior to approval of construction plans for the development, the applicant shall provide the Director of Planning evidence that any building restrictions on adjacent property necessary to meet fire access requirements have been agreed to by the owner of such property.
8. **Emergency Communication Systems.** The owner shall install a fire command center and emergency radio communication equipment within any new building exceeding 60 feet in height to allow for adequate public safety and radio coverage within and between the buildings. A communications consultant shall certify such equipment as compatible with the County's emergency communication system within 90 days of the owner or tenant obtaining a Certificate of Occupancy for any such building. The County shall be permitted to perform communications testing within the buildings at any time.



9. **Fire Protection.** All structures, including parking structures, other than open, standalone parking garages, shall be fully sprinkled for fire protection.
10. **Fire Protection-Structured Parking.** A 3" standpipe for fire protection shall be provided within all structured parking at approximately 200' intervals. The exact location of these improvements will be determined by the Division of Fire during Plan of Development review.
11. **Crime Prevention.** Prior to occupancy of any structure containing commercial or office uses, the applicant and the Crime Prevention Unit of the Division of Police shall conduct a security survey of the property. The applicant shall implement mutually agreed upon security recommendations.
12. **Parking Plan.** Parking may be reduced in accordance with the parking plan titled "4400 West Broad Street Parking Analysis", dated April 27, 2022 (see case file), but shall in no case be less than the combined peak parking demand for any proposed uses as shown in Table 1 of the reference document. Any plan of development submitted for the property shall include a tabulation of all parking required per a licensed engineer's determination. Shared parking information, including updates to the parking calculations demonstrating the parking rate is meeting the needs of approved development on the property, shall be provided with each plan of development, or as requested by the Director of Planning. Each plan of development submitted shall identify the location and means of creating additional parking that could accommodate the difference between the reduced parking standard approved by this permit and the standards contained in the Henrico County Code. The Parking Plan shall be updated at the time of Plan of Development to reflect the square footage of all uses on the project site, including those uses located in Henrico County and the City of Richmond.
13. **Amenities.** Amenities consistent with the Master Plan (see case file) shall be provided on the property in a manner determined at the time of plan of development review.
14. **Prohibited Uses.** The following uses shall be prohibited as part of the master-planned development.
  - a. Adult uses
  - b. Crematory or funeral home
  - c. Shooting range, indoor
  - d. Alternative lending institutions
  - e. Auction house

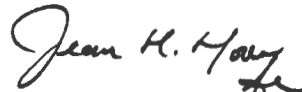


15. **Sidewalks and Street Lights.** Sidewalks shall be provided along all public street frontages and internal driveways and roads, in addition to those areas indicated on the master plan (see case file). Streetlights shall be provided along public streets and internal roads in a manner determined at the time of lighting plan review.
16. **Residential Density and Unit Size.** There shall be no more than 340 dwelling units of which no more than 34 dwelling units with 3 or more bedrooms.
17. **Residential Recycling Facilities.** Recycling shall be provided for the multi-family development for so long as the County either provides or sponsors some form of recycling. Outside recycling and refuse collection area(s) provided shall comply with the requirements set forth in section 24-4427 of the Zoning Ordinance.
18. **Streetscape.** Development of streetscapes shall be in general conformance with the streetscape exhibit titled "Conceptual Internal Streetscape", dated April 25, 2022 (see case file).
19. **Development of Overall Project.** Recognizing that a portion of the property is located in the City of Richmond but that the property will be developed concurrently in both the City of Richmond and Henrico County as a single project, no Certificate of Occupancy shall be issued for the Henrico County portion of the project until evidence is provided that:
  - a. The entire project, including that portion within the City of Richmond, contains no more than 340 total dwelling units, of which no more than 34 total dwelling units contain 3 or more bedrooms;
  - b. A Certificate of Occupancy has been issued for the portion of the project located in the City of Richmond;
  - c. The portion of the project located in the City of Richmond complies with Conditions 1, 2, 3, 5, 13, and 14, contained herein;
  - d. Parking for any residential use located in the City of Richmond portion of the project complies with Condition 12; and
  - e. Parking provided for any commercial use located in the City of Richmond portion of the project shall be in addition to the parking required for the residential uses set forth in Condition 12 and further, shall be calculated as required by Henrico County Code or as shown in the updated Parking Plan outlined in Condition 12.

Justin Donaldson  
June 21, 2022  
Page 5

20. **Plan of Development.** No Plan of Development shall be approved in Henrico County until evidence is provided of approval of a Plan of Development for the City of Richmond portion of the project site.

Sincerely,



John A. Vithoulkas  
County Manager

pc: 4400 & 4402 W Broad Street, LLC  
Amelia Wehunt, Timmons Group  
Director, Real Estate Assessment  
Henrico County Public Schools

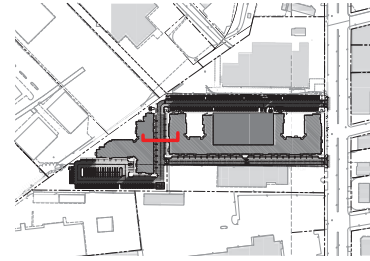


1 Site Plan -  
Scale: 1" = 100'-0"

Plan

**4400 West Broad Street**





**KEY:**

- 1. Landscape Buffer
- 2. 5' min. Sidewalk
- 3. Parallel Parking
- 4. Drive Aisle

**Conceptual Internal Streetscape**



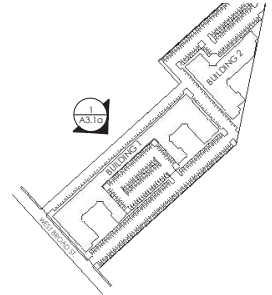
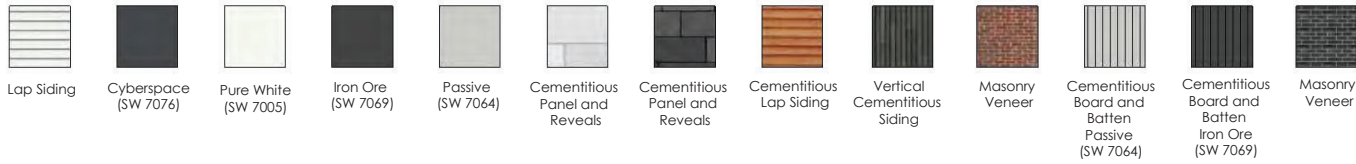


**KEY:**

- 1. Landscape Buffer
- 2. 5' min. Sidewalk
- 3. Parallel Parking
- 4. Drive Aisle
- 5. Greenstrip

**Conceptual Internal Streetscape**

**Alliance Residential Company**



2 Building 1- Partial North-West Elevation  
Scale: 1" = 20'

Elevation



1 Building 1- North-West Elevation  
Scale: 1" = 40'

Elevation

**4400 West Broad St.**

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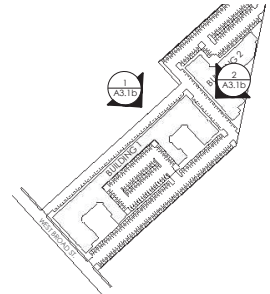
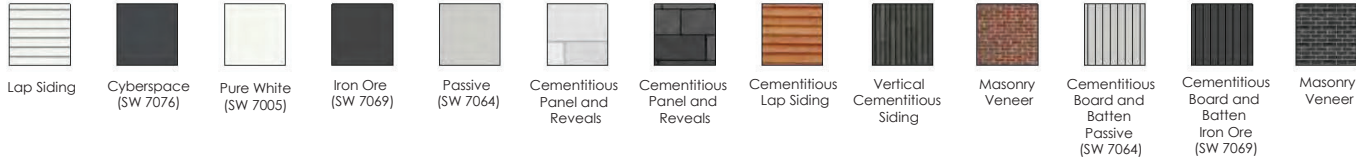
APRIL 25, 2022

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**Alliance Residential Company**



**4400 West Broad St.**

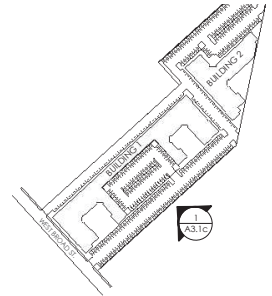
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21056.00



**Alliance Residential Company**



2 Building 1 - Partial South-East Elevation  
Scale: 1" = 20'

Elevation



1 Building 1 - South-East Elevation  
Scale: 1" = 40'

Elevation

**4400 West Broad St.**

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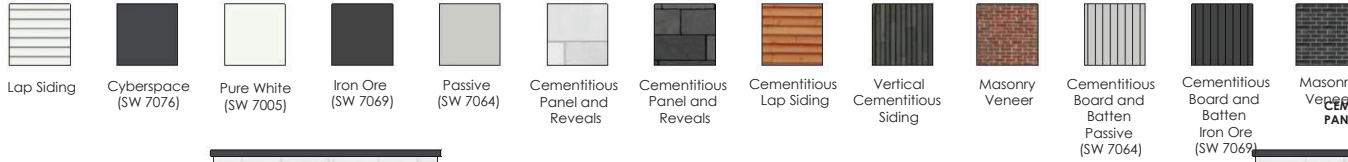
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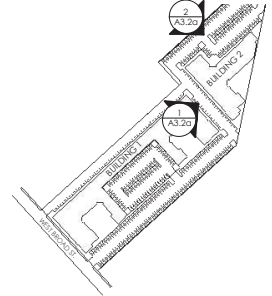
**Alliance Residential Company**



2 Building 2- North-West Elevation  
Scale: 1" = 20'



1 Building 2- South-West Elevation  
Scale: 1" = 20'



**4400 West Broad St.**

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February 16, 2022 A3.2a

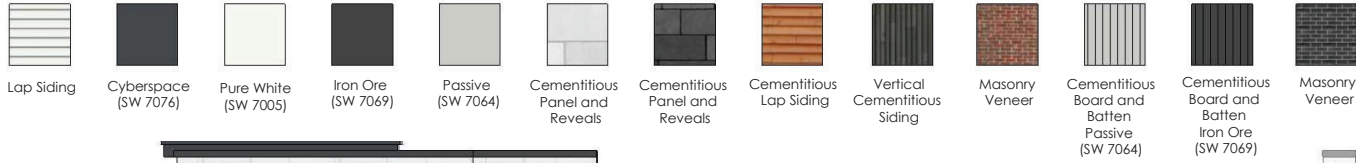
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**Alliance Residential Company**



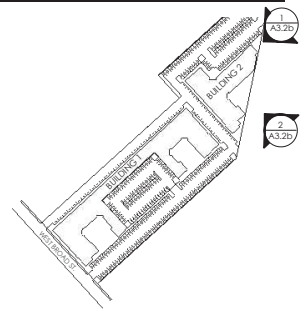
2 Building 2 - South-East Elevation  
Scale: 1" = 20'

Elevation



1 Building 2 - North-East Elevation  
Scale: 1" = 20'

Elevation



**4400 West Broad St.**

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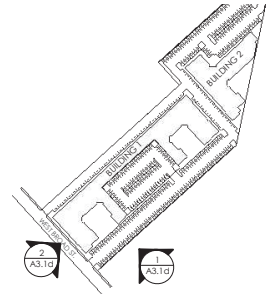
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21056.00



**Alliance Residential Company**



2 Building 1 - South-West Elevation  
Scale: 1" = 20'

Elevation



1 Building 1 - Partial South-East Elevation  
Scale: 1" = 20'

Elevation

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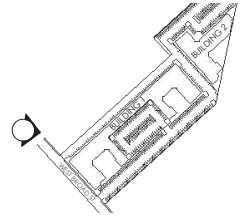
1 Perspective View 3, West Broad Street,  
Scale: 1/8" = 1'-0"





1 Perspective View 3, West Broadway, See Section NTS





① Perspective View  
Scale: NTS

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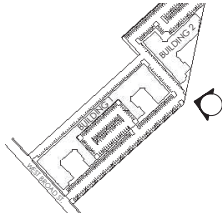
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① Perspective View  
Scale: NTS

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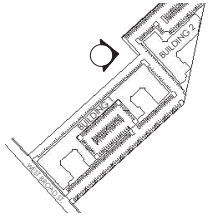
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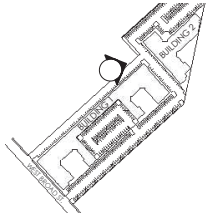
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① Perspective View  
Scale: NTS



① Perspective View  
Scale: NTS

**4400 West Broad St.**

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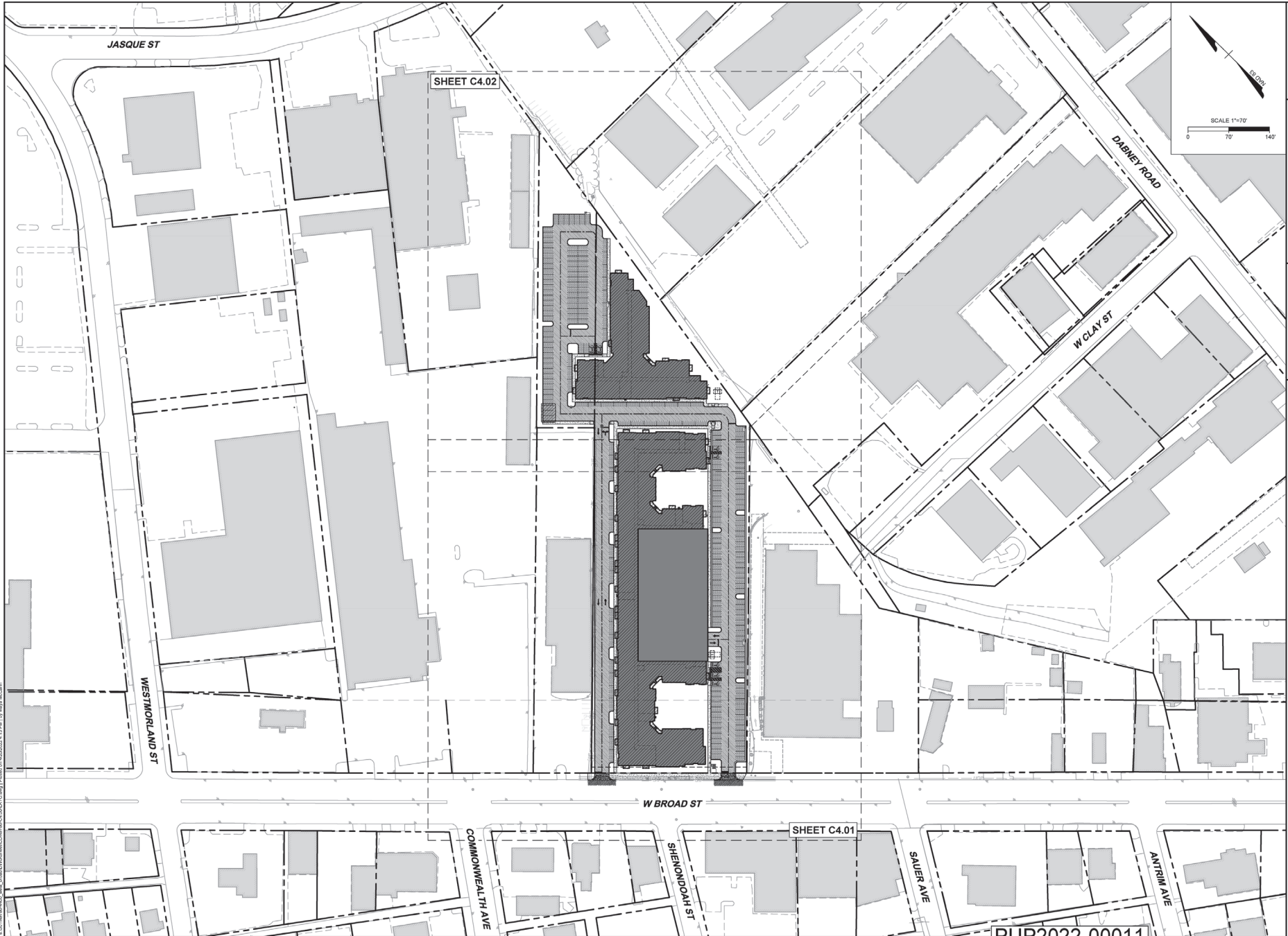
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DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
4/25/22	M. MCCANN	C. NELSON	A. WEHUNT	1" = 70'

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**BROADSTONE WEST BROAD**  
BROOKLAND DISTRICT - HEIRICO COUNTY - VIRGINIA  
LAYOUT KEY PLAN

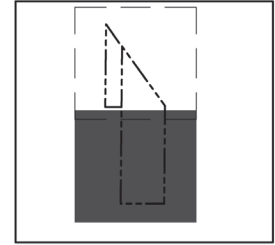
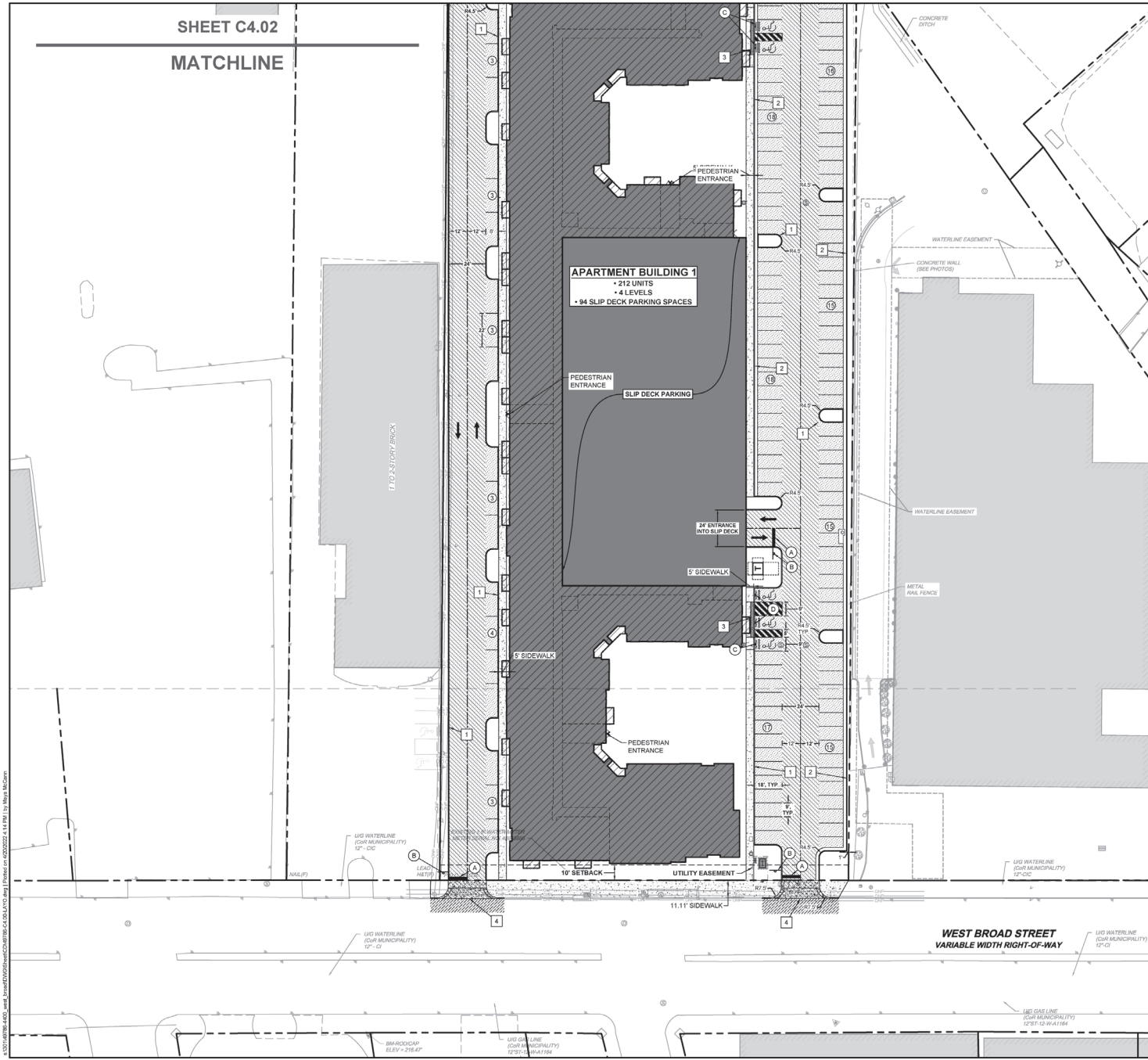
JOB NO.	49786
SHEET NO.	C4.00

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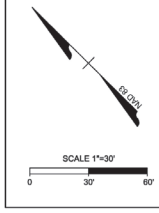
SHEET C4.02  
MATCHLINE



KEY PLAN

LAYOUT HATCH LEGEND

- [Hatched Pattern] EXTENTS OF BUILDING AT GRADE (REFER TO ARCH. PLANS)
- [Hatched Pattern] EXTENTS OF BUILDING OVERHEAD (REFER TO ARCH. PLANS)
- [Hatched Pattern] HEAVY DUTY CONCRETE SECTION
- [Hatched Pattern] CONCRETE SIDEWALK SECTION
- [Hatched Pattern] MILL & OVERLAY SECTION
- [Hatched Pattern] LIGHT DUTY ASPHALT PAVEMENT SECTION
- [Hatched Pattern] HEAVY DUTY ASPHALT PAVEMENT SECTION



SITE LAYOUT NOTES:

1. REFER TO LANDSCAPE SHEETS FOR LANDSCAPING & LIGHTING PLANS & DETAILS.
2. ALL DIMENSIONS ARE FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.

PAVEMENT MARKING NOTES:

1. ALL PERMANENT MARKINGS SHALL BE TYPE B CLASS I UNLESS OTHERWISE DIRECTED BY CITY OF RICHMOND TRAFFIC ENGINEERING.
2. ALL PAVEMENT MARKINGS MUST HAVE A PERSON WITH PAVEMENT MARKING CERTIFICATION, ISSUED BY THE VDOT MATERIALS DIVISION, ON SITE DURING PAVEMENT MARKING OPERATIONS. A COMPLETED CERTIFIED DELIVERY TICKET & A-C-45 MUST BE SUBMITTED TO THE CITY OF RICHMOND RESIDENCY PERMIT INSPECTOR.
3. RESEAL AND RESTRIPE AREAS OF ASPHALT OUTSIDE OF DEMOLITION/EXPANSION LIMITS.

SITE LAYOUT NOTE KEY

- 1] HENRICO COUNTY STD. INDEPENDENT CURB (TIE TO EXISTING CURBING WHERE NECESSARY)
- 2] HENRICO COUNTY STD. CURB & GUTTER (TIE TO EXISTING CURBING WHERE NECESSARY)
- 3] VDOT STD. CG-12, TYPE B, ADA ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE
- 4] VDOT STD. CG-9D ENTRANCE APRON

SIGN & PAVEMENT MARKING NOTE KEY

- A] 24" STOP BAR
- B] STOP SIGN (MUTCD STD. R1-1)
- C] ACCESSIBLE PARKING SIGN (MUTCD R7-6)
- D] VAN ACCESSIBLE PARKING SIGN (MUTCD R7-8a)

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DESIGNED BY: C. NELSON  
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SCALE: 1" = 30'

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BROADSTONE WEST BROAD  
BROOKLAND DISTRICT - HENRICO COUNTY - VIRGINIA

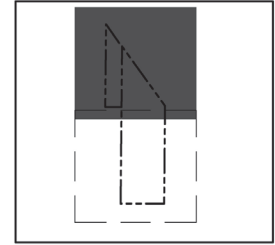
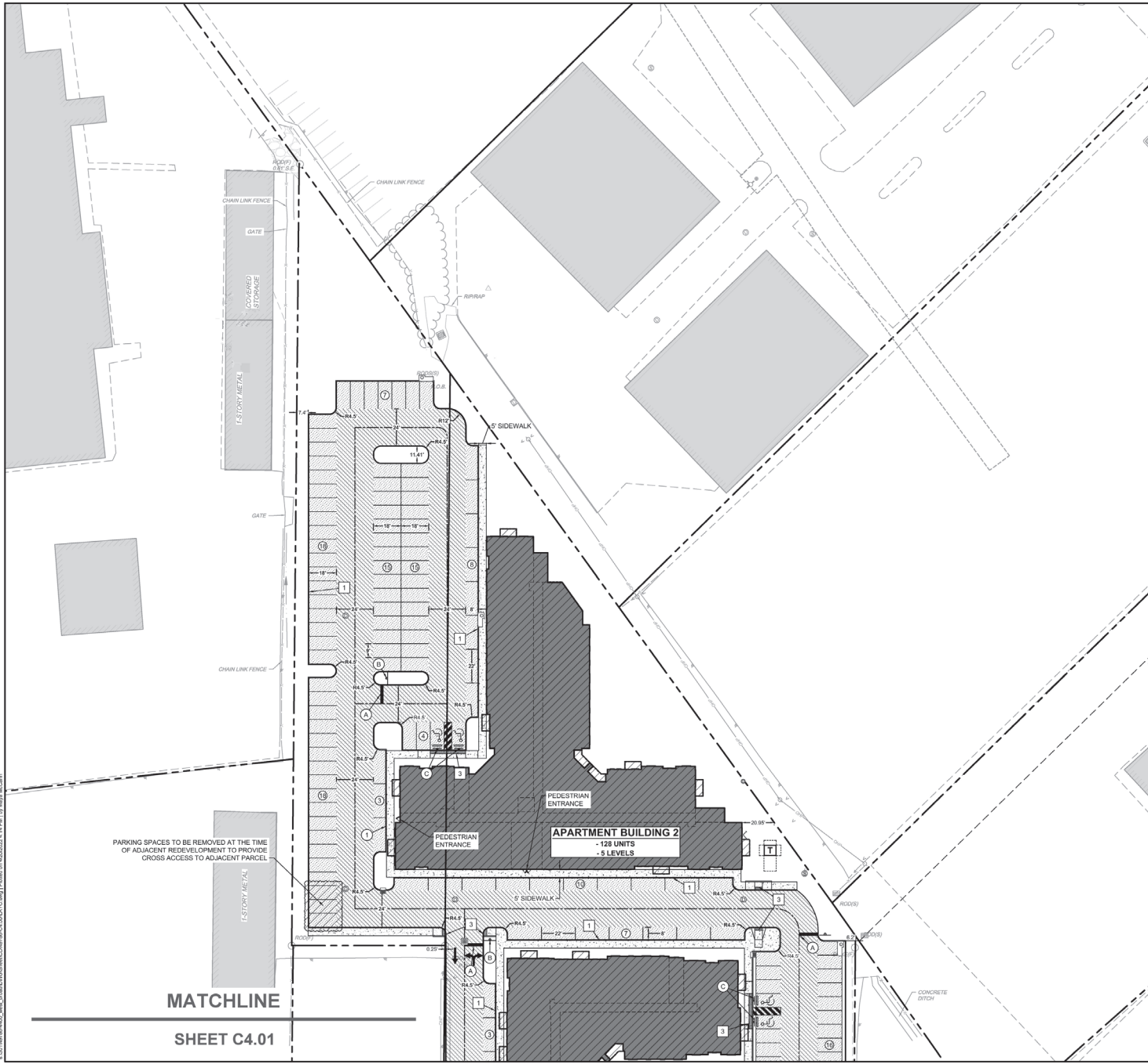
LAYOUT PLAN

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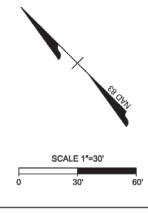
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KEY PLAN

LAYOUT HATCH LEGEND

- EXTENTS OF BUILDING AT GRADE (REFER TO ARCH. PLANS)
- EXTENTS OF BUILDING OVERHEAD (REFER TO ARCH. PLANS)
- HEAVY DUTY CONCRETE SECTION
- CONCRETE SIDEWALK SECTION
- MILL & OVERLAY SECTION
- LIGHT DUTY ASPHALT PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT SECTION



SITE LAYOUT NOTES:

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PAVEMENT MARKING NOTES:

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3. RESEAL AND RESTRIPE AREAS OF ASPHALT OUTSIDE OF DEMOLITION/EXPANSION LIMITS.

SITE LAYOUT NOTE KEY

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- 2** HENRICO COUNTY STD. CURB & GUTTER (TIE TO EXISTING CURBING WHERE NECESSARY)
- 3** VDOT STD. CG-12, TYPE B, ADA ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE
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- D** VAN ACCESSIBLE PARKING SIGN (MUTCD R7-5a)

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**M. MCCANN**

DESIGNED BY  
**C. NELSON**

CHECKED BY  
**A. WEHUNT**

SCALE  
1" = 30'

**TIMMONS GROUP**

BROADSTONE WEST BROAD  
BROCKLAND DISTRICT - HENRICO COUNTY - VIRGINIA

LAYOUT PLAN

JOB NO.  
**49786**

SHEET NO.  
**C4.02**

PUP2022-00011

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F 804.560.1016  
[www.timmons.com](http://www.timmons.com)

To: Justin Donaldson, Alliance Residential Company  
From: Steve Schmidt, PE, PTOE  
RE: 4400 West Broad Street Parking Analysis  
Date: April 27, 2022  
Copy: Amelia Wehunt, PE (TG)

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## **Introduction**

Timmons Group completed a parking analysis for the proposed 4400 West Broad Street development located in the Westwood Redevelopment Overlay District in Henrico County, Virginia. The proposed development will consist of two mid-rise apartment buildings with 340 total units of multifamily housing. The units will be a mix of one, two-, and three-bedrooms units with one-bedroom units comprising the majority.

The proposed development will provide 412 dedicated off-street parking spaces.

The following analysis was completed to determine if the proposed parking spaces will adequately provide for the facilities' parking needs.

## **Parking Analysis**

### **Required Parking per the Henrico County Zoning Ordinance**

The Henrico County Zoning Ordinance (Ordinance) sets the number of required spaces for each land use. The County Board of Supervisors recently adopted a new Ordinance on June 22, 2021, with an effective date of September 1, 2021.

In accordance with Section 24-3708.D of the Ordinance (excerpt below), within the Westwood Redevelopment Overlay District, in lieu of complying with the Ordinance parking rates detailed in Section 24-5110, a development may provide a parking study showing the proposed number of parking spaces adequately accommodates the parking needs of the site.



## D. Parking

In lieu of compliance with the parking requirements of Sec. 24-5110, Minimum Number of Off-Street Parking Spaces, a development or redevelopment may provide parking in compliance with the following requirements:

1. A parking study submitted with a master plan containing the information for master plans in subsection C must show that the parking allocation for the development is not likely to conflict on a regular basis with the parking allocation for other properties within the overlay district, based on the manner and time of parking for other properties. The parking study must be prepared by a licensed engineer and must show the number of parking spaces required and provided for the proposed development. The parking study may consider the use of on-street parking and the use of shared parking under shared parking agreements. Such agreements must be included with the parking study.
2. Each parking space allocated to the property must be located within 1,000 feet of the main entrance of the building to which it is allocated, measured along an accessible walking path.

### ITE Parking Generation

The Institute of Transportation Engineers (ITE) Parking Generation, 5<sup>th</sup> Edition, contains data on parking demands for specific uses based on studies nationwide, including for mid-rise multi-family dwelling units (land use code 221). The equations or average peak parking rates contained in the Parking Generation report (general urban/suburban designation) were used to calculate the parking demand for the proposed development as shown in Table 1.

As shown in Table 1, according to ITE, the 412 provided parking spaces will support 527 total bedrooms on a weekday and 535 total bedrooms on a Saturday.

ITE data indicates Sunday parking demands for residential uses are lower than weekday and Saturday demand and therefore, Sunday has not been included in the analysis.

**Table 1: Required Parking Rates**

Land Use	Size	Units	ITE Code	Required Parking Demand per ITE <sup>(1)</sup>			
				Weekday Demand	Weekday Spaces	Saturday Avg. Rate <sup>(2)</sup>	Saturday Spaces
Parking Demand Per Bedroom		Bedrooms	221	= 0.82(X) - 20.37		0.77 spaces/bedroom	
Provided Spaces	412						
Total Bedrooms Permitted					527		535

*Notes:*

1. Source: ITE Parking Generation, 5th Edition. General Urban/Suburban (no nearby rail transit) setting utilized.

2. For all uses, Sunday parking rates are lower than Saturday.

As currently planned, the proposed 340-unit development will consist of approximately 60% one-bedroom units (204 units), 30% two-bedroom units (102 units), and 10% three-bedroom units (34 units). This mix results in a total of 510 bedrooms. As shown in Table 1, the 412 provided parking spaces can support the current proposed mix and provides flexibility should the mix of units change.

#### Distance to Main Entrance

As shown on the conceptual plan, all spaces will be located within 1,000 feet of the main entrance to the building.

#### Conclusions

As a result of the analysis the following conclusion is offered:

- The proposed parking for the 4400 West Broad Street development meets the Ordinance requirements for the Westwood Redevelopment Overlay District based on the following:
  - The proposed 412 parking spaces will exceed the individual peak parking demands of the uses as determined by ITE data during the weekday and weekend.
  - All parking spaces will be located within 1,000 feet of the main entrance to the building.

Should you have any questions or comments, please contact met at 804-200-6502.