An aerial, painterly-style illustration of a city. A wide river flows through the center, with a bridge crossing it. The city is filled with colorful buildings in shades of purple, blue, yellow, and red. Green spaces and parks are interspersed among the buildings. The overall style is vibrant and artistic.

THE ART OF URBAN INNOVATION

RVA DOWNTOWN DEVELOPMENT SNAPSHOT 2011

VENTURE
richmond



THE ART OF URBAN INNOVATION

RVA DOWNTOWN DEVELOPMENT SNAPSHOT 2011

Snapshot Updates of 42 Developments

1,384 Apartments
1,415 Beds for Students
Over 800,000 S.F. Commercial Space
Over \$820 Million Investment



Williams Mullen Center

Financial District. 200 South 10th St. New construction of a Class A office tower: 200,000 s.f.; 5,000 s.f. retail and 117 additional parking spaces. Adjoins the existing 1,100-space Richmond Metropolitan Authority parking deck. Williams Mullen is the anchor tenant. Other tenants include: Cherry, Bekaert & Holland, Agincourt Capital, and La Parisienne Café (street level retail). \$65 million total investment. Completion 2010. ArmadaHoffler.com

MWV Center for Innovation & Technology relocates from Raleigh



Canal Walk/Riverfront. Foundry Park. MWV Corporate headquarters: 300,000 s.f.; 1,000 parking spaces; conference and meeting spaces; café; full-service Starbucks known as "Foundry Perks;" 1,050 employees. In

2011, MWV relocated research and development, as well as design and business, to the 2-3 floors of the building. MWV used 58,000 s.f. to create a design studio and lab space that allows MWV to co-locate research, development, design and business units together. The Design Studio allows MWV to co-create and innovate with their customers, while the laboratories give them an environment where they can create prototypes of their packaging. Meadwestvaco.com

RiverFront Investment Group HQ transforms former Richbrau Brewery

Shockoe Slip. Adaptive re-use of Richbrau Brewery into Riverfront Investment Group's Corporate Headquarters: 10,000 s.f.;

first floor conference space; 2nd floor trading floor; and a rooftop deck. Completion 2011. Riverfrontig.com

Cherry, Bekaert & Holland establishes HQ at the Williams Mullen Building

Financial District. Corporate Headquarters. 25,000 s.f. in the Williams Mullen Building. Spring 2011. Cbh.com

Swedish Match moves North American HQ from suburbs

Financial District. James Center. 25,000 s.f. Completion 2011. Swedishmatch.com

The Hodges Partnership Expansion

Shockoe Bottom. 1805 E. Broad St. New construction: 2,000 s.f. addition; commercial space. \$400,000 total investment. Completion 2011. Hodgespart.com



The Valentine Richmond History Center

Court End. 1015 East Clay St. Gray Family Terrace: 7,000 s.f. \$485,000 investment. Completion 2011. Richmondhistorycenter.com

Rocketts Landing

Rocketts Landing has added restaurants and commercial tenants to the mix. 211 Rocketts Way. New & rehab construction: 45 acres; phased mixed-use development; private marina; riverfront pool; fitness center; clubhouse. First four buildings 250 units and 12,000 s.f. first floor office and retail space (fully leased). Three restaurants: The Boathouse at Rocketts Landing (expanded 2011), Conch Republic Rocketts (opened 2011), and M Bistro & Wine Bar (opening soon). Rockettsvillage.com/businesses

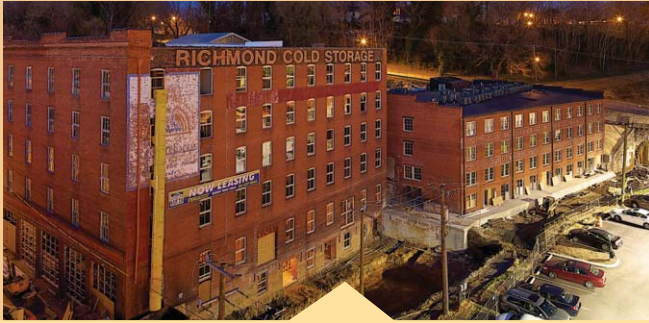


The Hippodrome Theater and Taylor Mansion

Jackson Ward. 518-528 N. 2nd St. Historic renovation: 22,000 s.f. theater with state-of-the-art sound and lighting; flexible seating accommodating 400-750 people; 28 apartments; restaurant and two commercial spaces including Ettamae's Cafe. \$12 million total investment. Completion 2011. Walkerrow.com



NEW SPACES OFFER DOWNTOWN CHARACTER & CONVENIENCE



Atrium Lofts at Cold Storage

Shockoe Bottom. 18th & Marshall Streets. Historic rehab. Building 4: 85 apartments. Building 6: 57 apartments. Total of 142 units. All inclusive rents including an Ipod and in-wall Ipod docking stations. Two swimming pools; two fitness centers; parking and 1st floor restaurant opening 2011. \$24 million total investment. Total square footage: 136,347 s.f. Building 4 and 6 Completion 2011. Previous developments of Buildings 2 and 3: 113 units. Construction begins fall 2011 on Building 1 and a parking garage. Once completed the total investment for Buildings 1-6 and the parking garage will be \$60 million. Atriumloftsatcoldstorage.com



Bliley's Garage

Jackson Ward. 408 and 412 N. 3rd Street. Historic adaptive re-use: 15 apartments; enclosed parking; European aesthetic; custom built-ins. Completed in 2010. City and Guilds



Cedar Broad Apartments



Shockoe Bottom. 18th & Marshall Streets. New construction of 204 units: 149 one-bedrooms; 49 two-bedrooms; 12 three-bedrooms. Street-level retail space. Common areas include: Wii Café; rooftop tanning ledge with misters; clubhouse; fitness center; and highest speed internet available. \$18 million total investment. Total square footage: 128,243. Completed 2011. Plusmgt.com



8 1/2 Canal

Monroe Ward. 8 1/2 Canal St. New construction: 546 beds for VCU students. Completion 2011. \$18 million private sector investment. Gilbane Development Company. Bonehalfcanal.com



NEW SPACES DOWNTOWN



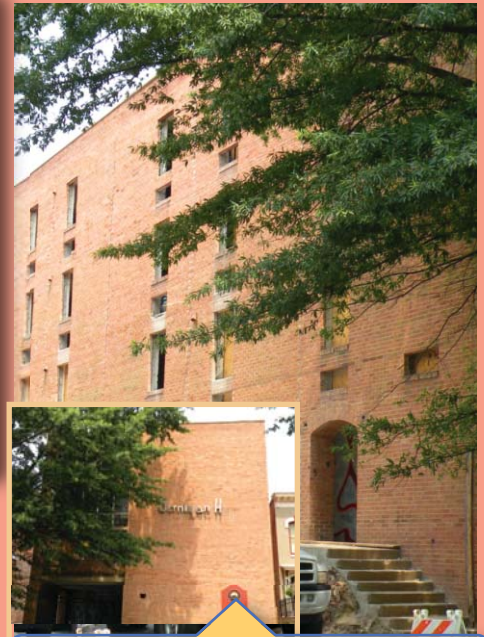
The Harvester Building

Shockoe Bottom. 1709 E Clay St. Historic adaptive re-use: 37 apartments; 44,000 s.f.; leasing starts in Fall 2011. City and Guilds



Jackson Commons 701 St. James Place

Jackson Ward. Energy efficient, green construction and design of 41 units: 27 one-bedrooms; 14 two-bedrooms. Apartment amenities include: DirecTV, internet, and is pet-friendly. \$4 million total investment. Total square footage: 32,000 s.f. Completed 2011. MonroeProperties.com



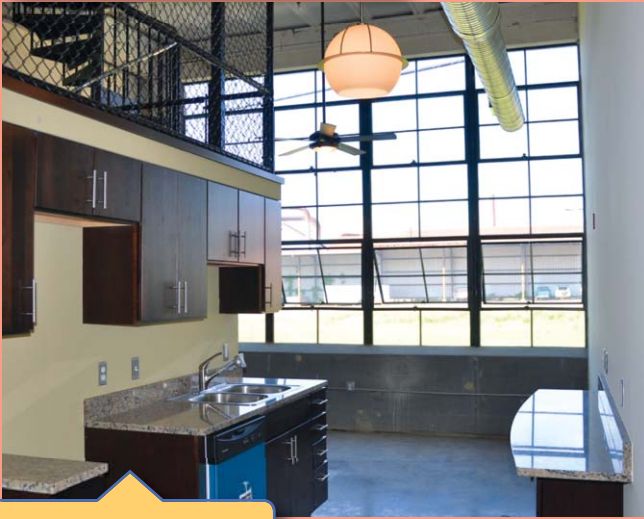
Jernigan Hall

Monroe Ward. 314 W Grace St. Adaptive re-use: 36 apartments; 28,000 s.f. Estimated completion 2011. City and Guilds joint venture with RRHA.



1002-04 Perry Street

Old Manchester. Energy efficient, green construction and design of two attached duplexes: 4 two-bedrooms and 2 baths. Include: private porches and yards. \$700,000 total investment. Total square footage: 4,800 s.f. Completed 2011. MonroeProperties.com



Stella 360 Apartments

Old Manchester. 360 Stockton St. Historic rehab: 33 apartments; 19,000 s.f. commercial; rooftop decks; gated parking. Completion 2011. \$5 million total investment. Propertyresults.net



Grace Street Lofts

Monroe Ward. 213-215 East Grace Street. Historic renovation: 15 apartments including internet; cable; walk-out patios and decks; built-in bookcases; 3 street-level retail spaces ranging from 406 s.f. to 1,133 s.f. Completion 2011. \$1.9 million total investment.



909 Perry Street

Old Manchester. New construction of 44 apartments: 34 one-bedrooms; 10 two-bedrooms. \$5.2 million total investment. Total square footage: 42,000 s.f. Estimated completion 2012. MonroeProperties.com



MIXING BUSINESS WITH PLEASURE: MORE LIVE-WORK-PLAY OPTIONS



Shockoe Valley Heights

Shockoe Bottom. Four buildings on the block bound by Main, Franklin, 20th and 21st Sts. Bobber Flats: 40 residential units; one commercial space. Engine Company Lofts: adaptive re-use of the fire station into 3 lofts and 3,000 s.f. restaurant Station 2 (opens summer 2011); adjacent building new construction; 24 residential units and 2,800 s.f. commercial space leased to VA ABC Store. Old Stone Row: new construction; 96 residences; 47 parking spaces; 1 commercial space. Trolley Commons: 37 apartments, 4,100 s.f. commercial, 79 parking spaces, pool and sundeck. Total project: 209 residential units; 11,500 s.f. commercial (fully leased); 126 parking spaces; \$30 million total investment. Phase 1-3 completed. Phase 4 (Trolley Commons) construction begins 2011; completion 2012. Senseidevelopment.com Monumentconstruction.com



Cobblestone Commons, 1425 E. Cary St.

Shockoe Slip. 1425 E. Cary St. Adaptive re-use: 38 apartments; 8,097 s.f. commercial leased to The Monument Companies. Total 39,331 s.f. \$6.2 million total investment. Completion 2011. Monumentconstruction.com



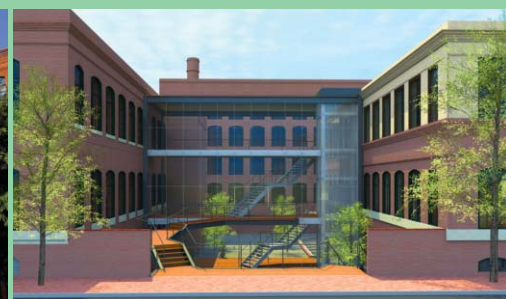
2001 East Broad Street

Shockoe Bottom. Located on Broad Street between 20th and 21st Sts. New construction: 75 residential rental units; 14 Studios; 33 one-bedroom; 28 two-bedrooms units; 2,900 square feet corner commercial space; cyber café, fitness center. Six story building including two levels of garage parking. [Spy Rock Real Estate Group](http://SpyRockRealEstateGroup.com). 2001east.com



Lorillard

Shockoe Bottom. E. Main Street between 23rd and 24th Sts. Adaptive re-use: 58,000 s. f. of Class A Creative Office Space; 2+ acres; 150 off-street parking spaces. One of the buildings was designed by Duncan Lee, renowned Richmond architect. Lower level space has large cooler vault where spices and rum used to flavor tobacco were stored. \$8.5 million total investment. Completion 2012. [Macfarlane Partners](http://MacfarlanePartners.com).



LIVE-WORK-PLAY OPTIONS



The Southland Wine Co. Lofts

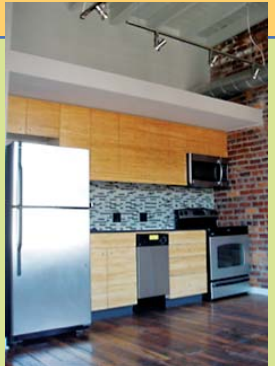


Shockoe Bottom. 415 Oliver Hill Way. One of 9 buildings in the Cold Storage Complex. Adaptive re-use: 15 studio lofts and commercial space for The Richmond Loft Company. Total 12,000 s.f. \$1.7 million total investment. Completed 2011. Billchapmanent.com.



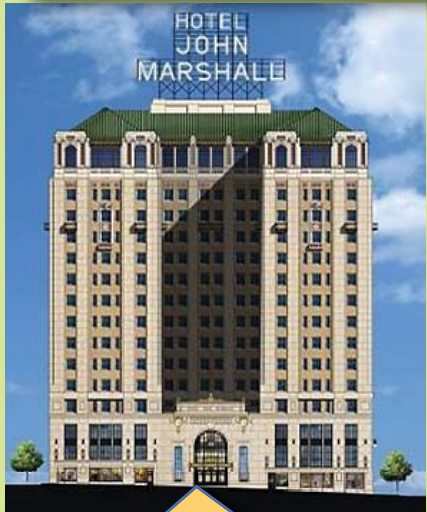
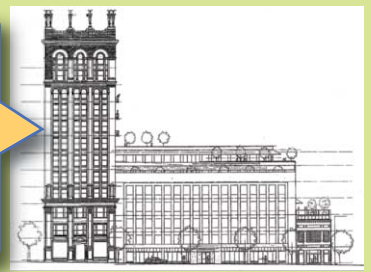
The Seed Company Lofts

Shockoe Bottom. 1711 E. Franklin St. Adaptive re-use of former Diggs & Beadles Seed Company: four market rate apartments; first floor commercial space leased to a pizza concept restaurant opening in late 2011; total 7,200 s.f.; 100% leased. \$750,000 total investment. Completed 2011. Billchapmanent.com



700 Centre

City Center. 7th and East Franklin Sts. Adaptive re-use: convert old Virginia Power Building Tower from office to apartments with ground level retail; renovate Annex: 45,000 s.f. office; 15,000 s.f. ground level retail; apartments on top 2 floors. ArmadaHoffler.com



Residences at the John Marshall

City Center. 5th and East Franklin sts. Historic renovation and conversion of the Hotel John Marshall: 238 apartments; 16,975 s.f. meeting and banquet space and street level retail/restaurant space.

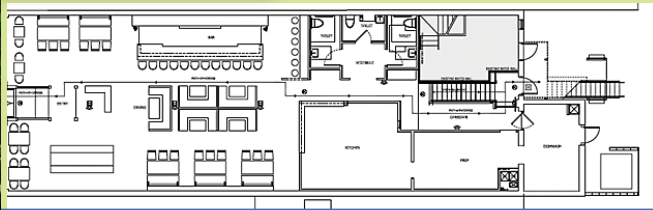


John Marshall Barber will return to the space. Phased completion Fall 2011 to 2012. \$70 million total investment. Dominion Realty Partners. Johnmarshallresidences.com



The Montaldo's Lofts, 416 E. Grace

City Center. 416 E. Grace St. Adaptive Re-use of the former Montaldo's Department Store: four apartments; ground floor restaurant; 7,400 s.f. The restaurant is a joint venture between Ry Marchant, the owner of Six Burner and Jason Alley, the Chef and Owner at Comfort and will be called Pasture (opens Fall 2011). \$1.4 million total investment. Billchapmanent.com



Reynold's North

Riverfront/Canal Walk. 6 acres along the Canal between 10th and Virginia Sts. Historic adaptive re-use and new construction. Phase 1 consists of 5 buildings; 216 apartments, approximately 9,000 s.f. commercial. \$40 million total investment. Completion 1st quarter 2013. WVS Companies. Fountainhead Development. Fountainheadproperties.net





Henry Street Parking Decks

Monroe Park Campus. West Grace and Henry Sts. New construction: parking deck; 790 spaces. \$15 million total investment. Completion 2011.



Grace Street Housing North

Monroe Park Campus. West Grace and Shafer Sts. New construction: student housing; 410 beds. Completion 2013. \$32 million total investment.



Siegel Center Club Seating

Monroe Park Campus. Club level seating added with 182 seats. \$3 million total investment. Completion 2011.



General Classroom Building

Monroe Park Campus. Adjacent to the Cabell Library, on the corner of Linden and Floyd Sts. New construction: 100,000 s.f. educational facility. Completion 2013. \$44 million total investment.



Grace Street Housing and Parking Deck

Monroe Park Campus. West Grace and Shafer Sts. New construction: parking deck; 200 spaces; first floor retail leased to IHOP Express, Croutons, and Raising Cane's; completion 2011. New construction: student housing; 459 beds; completion 2013. \$41 million total investment.



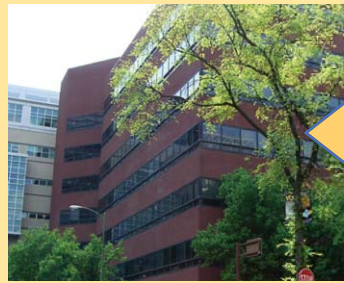
Institute of Contemporary Art

Monroe Park Campus. West Broad and Belvidere Sts. New construction: state-of-the-art facility with a combination of gallery and academic space; 32,000 s.f.; 8,000 s.f. gallery space; an outdoor installation space; a 210-seat auditorium with tiered seating; gift shop; and café with a catering kitchen and an entry hall suitable for exhibitions, installations and social events. Designed by internationally renowned architect Steven Holl. This building will serve as a new gateway to the university and bring the most important, cutting-edge contemporary art exhibits in the world to campus and the City of Richmond. The VCU School of the Arts is one of the top-ranked public graduate arts programs in the United States, according to *U.S. News & World Report*. \$20 million total investment.



New School of Medicine

VCU Medical Center. 1201 East Marshall St. New construction: 200,000 s.f. educational facility. "Star-chitect" I. M. Pei designed building. The new building will allow the School of Medicine to increase its total medical class of 750 students to 1,000; placing the school in the top 10 based on number of students. \$158.6 million total investment.



School of Pharmacy Renovations

VCU Medical Center. 410 North 12th Street. Renovation: 10,000 s.f. of educational facilities. Completion 2010. \$5 million total investment.



Sanger Hall — Pauley Heart Center

VCU Medical Center. 1101 East Marshall Street. Renovation: Pauley Heart Center. Construction is underway. \$7 million total investment.



VCU Health System Pediatrics Emergency Department

VCU Health Systems. New Pediatric Emergency Department. Completion 2011. \$7 million total investment. The Children's Hospital of Richmond is now part of the VCU Health System.



Massey Cancer Center Lab Improvements

VCU Medical Center. 401 College Street. Renovation of the 3rd floor into labs. Completion 2010. \$12 million total investment.



Energy Efficiency Projects

VCU has been successful in getting federal dollars for solar efficiency projects including solar lighting, solar hot water and solar-powered charging stations for electric cars in 2 parking decks. \$3 million total investment.

VCU Health System Children's Hospital of Richmond Pavilion

VCU Health Systems. East Broad Street between City Hall and Sanger Hall. New construction consolidating all of the children's facilities in the future. \$160 million total investment.

