



RVA

DOWNTOWN'S TRANSFORMATION 2014

FEATURING 50+ DEVELOPMENTS COMPLETED OR UNDERWAY 2013-2014
\$1.2 BILLION INVESTMENT / 2,510 LOFTS / 454 HOTEL ROOMS
1.6+ MILLION SF COMMERCIAL SPACE / 2,479 PARKING SPACES

These figures do not include the proposed Shockoe Bottom Revitalization Plan

PRODUCED BY VENTURE RICHMOND

SHOCKOE BOTTOM REVITALIZATION PLAN



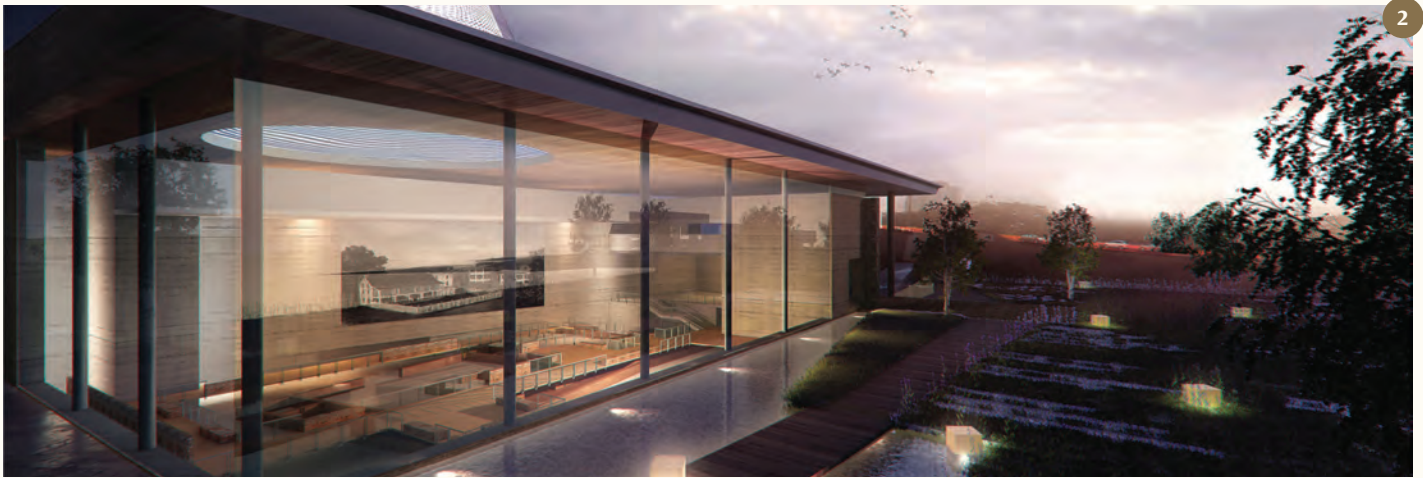
SHOCKOE BASEBALL STADIUM

1

A centerpiece of the Revitalization Plan is a new 7,500-seat ballpark in Downtown Richmond that will be the pride of Minor League Baseball. This ballpark, situated on vacant parking lots adjacent to Main Street Station, will be a fun family venue for baseball fans of all ages.

This world-class ballpark will feature a stunning design that enhances the fan experience and complements the surrounding neighborhood residences, businesses, shops and restaurants. In considering a location for the new ballpark, City planners, as well as outside architects, engineers and other experts, have carefully reviewed traffic, parking needs and infrastructure issues. This review has shown the following:

- » There will be ample convenient parking in close proximity to the new ballpark (3,000 spaces compared to 2,000 at the Diamond).
- » The downtown traffic grid, which accommodates over 70,000 people who come to work each day, will be able to easily accommodate the 7,000 coming to and from the average game.
- » The City's \$22 million investment in storm water improvements in Shockoe in recent years, coupled with the ballpark's creative design, will help reshape the floodplain and create land on which the ballpark and the other commercial and residential development included in the Revitalization Plan can be constructed.



2

SLAVERY AND FREEDOM HERITAGE SITE

2

The Plan includes an important historical component. The Slavery and Freedom Heritage Site will be on the site of the Lumpkins Slave Jail, which is across the train trestle from the proposed commercial and residential development.

This permanent memorial will replace the vacant land and surface parking lots that exist today and will be designed and built as a fitting recognition for such a significant chapter in the history of our City and nation.

Extensive research by the Slave Trail Commission shows that the great majority of slave trading locations in Shockoe, along with the Lumpkins Slave Jail site, were heavily clustered west of the present-day train trestle. The ballpark and related development will all be east of the train trestle.



3

KROGER GROCERY STORE, HYATT HOTEL, AND PARKING DECK

3

A 120-room Hyatt Hotel is part of a mixed-use building, with the lobby and pool deck overlooking the ballpark.

A 60,000 SF full-service, full-size Kroger Grocery Store on the street level of the building. A new parking deck with 1,200+ spaces located on Broad St. directly across from the ballpark entrance.

RESIDENTIAL

4

New construction of 750 apartments in two residential buildings adjacent to the ballpark.

lovingRVA.com
richmondgov.com



4

SHOCKOE



5

MAIN STREET STATION SHED RENOVATION

5

SHOCKOE BOTTOM
1500 EAST MAIN STREET

Renovation of the train shed: 65,000 SF of commercial space including a tourism center and indoor market. Completion: 2015. \$28 million total investment. Main Street Station is the most recognizable building on I-95 between Miami and New York, 65 million cars pass by each year.

richmondgov.com



6

SHOCKOE PUBLIC SQUARE / 17TH STREET FARMERS MARKET REDESIGN (CONCEPTUAL PLAN)

6

SHOCKOE BOTTOM
1548 EAST MAIN STREET

Redesign the 17th Street Farmers Market and 17th Street into a public square with open, flexible space to allow the following: pedestrian connects, weekly pop-up markets, patio dining, events, etc. This includes 17th Street from East Main Street to East Franklin Street and ties into the new Franklin Street connection (that will run under the train shed from 15th to 17th Streets) as well as connect to the proposed baseball stadium. Completion: 2015. \$4.6 million investment for phase one.

richmondgov.com

RAILROAD Y AND 17TH STREET LOFTS

7

SHOCKOE BOTTOM
1548 EAST MAIN STREET

Renovation and modernization of 30 apartments. Completed: 2013. \$1.9 million total investment.

railroad-y-17thstreetapartments.com



7



8

TERRACE 202

8

SHOCKOE SLIP
202 NORTH 20TH STREET

New construction of 59 units with balconies, 3,225 SF community terrace with green space, fire pit, grill and lounge area, 40 parking spaces, 566 SF retail/commercial space. Completed: 2013. \$6.9 million total investment.

themonumentcompanies.com
senseidevelopment.com



9

EXCHANGE PLACE

9

SHOCKOE SLIP
1313 EAST MAIN STREET

Historic conversion of office into residential: 63 apartments, gym, parking, and 30,000 SF commercial. Completed: 2013. \$12.9 million total investment.

themonumentcompanies.com



10

SHIPLOCK WATCH

10

SHOCKOE BOTTOM
2823 EAST MAIN STREET

Renovation of 36 existing apartments and addition of 15 new units. 51 total units, fitness center, swimming pool with a vanishing edge overlooking the James River. Completion: 2014. \$5 million total investment.

mainstreetrealty.net



11

LOFTS AT RIVER'S FALL

11

SHOCKOE BOTTOM
1800 BLOCK OF EAST CARY STREET

New construction: 130 high-end lofts, 250 covered parking spaces, swimming pool, and electric vehicle charging stations. Completed: 2013. \$22 million total investment.

loftsatcanalwalk.com



12

14TH AND CARY FIRST FREEDOM CENTER AND MARRIOTT HOTELS

12

SHOCKOE SLIP
14TH AND CARY STREETS

New construction of Marriot Hotels: six story, 210-room hotel, 134,000 SF. Two Marriot brands: Residence Inn with 75 extended-stay rooms and Courtyard by Marriot with 135 rooms. Outdoor courtyard area, First Freedom Center exhibit space, and Monument to First Freedom. Completion: 2015. \$30 million total investment.



13

DAVENPORT BUILDING

13

SHOCKOE SLIP
1401 EAST CARY STREET

Historic renovation converting apartments and retail into office commercial: 25,000 SF, parking at 14th & Cary Street lot. Anchor tenant is Kaplan Voekler Cunningham & Frank. Other tenants are the Feedback Agency and Canal Capital Management. Completed: 2013.

capitalsquaremanagement.com

RIVERFRONT & CANAL WALK

Photo by Pete Wright Photography



1

THE LOCKS

1

RIVERFRONT / CANAL WALK
311 SOUTH 11TH STREET

Phase 1 converts four historic buildings into 174 apartments, 6,000 SF restaurant (Casa del Barco), 1,000 SF office, pool, clubhouse, fitness center and 180 parking spaces. Phase 1 completed in 2013. \$34.5 million total investment.

fountainheadrva.com
wvscompaniesllc.com
plusmgt.com



2



3



VIRGINIA CAPITAL TRAIL GREAT SHIPLOCK PARK TRAILHEAD

2

RIVERFRONT / CANAL WALK
2803 DOCK STREET

Renovation and redesign of Great Shiplock Park as the trailhead for the Virginia Capital Trail. Includes new signage, shade structures, bike racks, benches, re-landscaping and a biofilter to clean the rainwater. Completed: 2013. More than \$550,000 total investment. Developed by Virginia Capital Trail Foundation.

virginiacapitaltrail.org



GATE 5 AT THE LOCKS

3

RIVERFRONT / CANAL WALK
1200 EAST BYRD STREET

Phase 2 of The Locks. New construction: 52 apartments, 1,000 SF commercial, 58 parking spaces. Completed: 2013. \$11.8 million total investment.

fountainheadrva.com
wvcompaniesllc.com
plumgmt.com

ARTS DISTRICT



CENTRAL NATIONAL BANK BUILDING

HISTORIC BROAD STREET
219 EAST BROAD STREET

Historic rehab of this 23-story tower and four-story annex into 200 apartments. Completion: 2014.
\$28 million total investment.

douglasdevelopment.com



2

THE EDISON

2

CITY CENTER
700 EAST FRANKLIN STREET

Adaptive re-use: Converting old Virginia Power Building Tower from offices to apartments with ground-level retail: 42 luxury apartments, 60,000 SF commercial space, 300 parking spaces.

Estimated completion: 2014. \$30 million total investment. Genesis Properties, Inc. and Armada Hoffer.

genesisproperties.com



3

ATRIUM ON BROAD

3

HISTORIC BROAD STREET
115 EAST BROAD STREET

Historic rehab: 44 residential units, 3,141 SF commercial. Completed: 2013. \$5.4 million total investment.

atriumonbroad.com
themonumentcompanies.com



4

FIRST AND CANAL RESIDENCES

4

MONROE WARD
111-119 SOUTH FIRST STREET

New construction of a 93-unit residential development: 94 parking spaces, a pool, theater, coffee lounge and bicycle parking. Completion: 2015. \$10.5 million total investment.

themonumentcompanies.com
senseidevelopment.com



5

MAX'S ON BROAD

5

JACKSON WARD/BROAD STREET
305 BROOK ROAD

Renovation: Two-story restaurant with patio dining. 3,500 SF. Completed: 2013. \$500,000 total investment by Ted Santarella.



6

THE VALENTINE RICHMOND HISTORY CENTER

6

COURT END
1015 EAST CLAY STREET

Renovation: Galleries, lobby, gift shop and event space. \$4.1 million investment. Completion: Fall 2014.

richmondhistorycenter.com/renovations

ARTS DISTRICT CONTINUED



7

THE LANDMARK THEATER

7

MONROE WARD
6 NORTH LAUREL STREET

Renovation and restoration: Significant safety and infrastructure improvements including fire alarm and suppression system, plumbing and electrical, updating acoustic systems and patron amenities/restrooms. Completion: 2014. \$50+ million total investment. A Richmond CenterStage venue.

landmarktheater.net



9

4N4 MIDTOWN

9

MONROE WARD
4 NORTH 4TH STREET

Historic rehabilitation: 74 apartments, parking and 1,500 SF commercial. Completed: 2013. \$8.9 million total investment.

4n4midtown.com
themonumentcompanies.com



8

HUTZLER ON BROAD

8

HISTORIC BROAD STREET
306 EAST BROAD STREET

Historic rehabilitation: 6 units, 1,626 commercial space. Completed: 2013. \$1.2 million total investment.

themonumentcompanies.com

JACKSON WARD



1

THE BLACK HISTORY MUSEUM AND CULTURAL CENTER

1

JACKSON WARD
122 WEST LEIGH STREET

Historic renovation and expansion of the Armory Building: 12,500 SF including a plaza. Completion: 2015. \$7 million total investment.

blackhistorymuseum.org



2

ONE WEST JACKSON

2

JACKSON WARD
1 WEST JACKSON STREET

New construction: 54 apartments, 600 SF corner commercial space and 58 parking spaces. Completed: 2013. \$5.3 million total investment.

robinmillerassociates.com
monroeproperties.com

VIRGINIA BIOTECHNOLOGY PARK

HDL, INC. EXPANSION

1

737 NORTH 5TH STREET

New construction for Health Diagnostic Laboratory, Inc. expansion. Phase 1: 112,000 SF, constructed on the former Biotech Three site, connects to Biotech Eight and completed in 2013. Phase 2: 100,000 SF, six-story building constructed on the existing Biotech Five site. Completion: 2014. \$50 million total investment.

vabiotech.com



1

MANCHESTER



1

BELLE SUMMIT APARTMENTS

1

MANCHESTER
COWARDIN & SPRINGHILL STREETS

New construction: 50 low-income units, including universal-designed handicap-accessible units, 54 parking spaces, community center, fitness center and on-site management. Completion: 2014. \$8.8 million total investment.

hammond-development.com



2

PORT RVA

2

MANCHESTER
500 HULL STREET

New construction: 102 residential units, 3,000 SF commercial, 108 parking spaces. Completion: 2014. Over \$10 million total investment.

propertyresults.net



MANCHESTER TOWNHOMES

MANCHESTER TOWNHOMES
1214 AND 1216 MCDONOUGH STREET

New construction: Four units, two townhouses.
Completed: 2013. \$600,000 total investment.
Developed by Macfarlane Properties for
Manchester Partners and Manchester
Partners 1.



REYNOLDS SOUTH PACKAGING PLANT APARTMENTS

MANCHESTER
411 BAINBRIDGE STREET

Historic rehabilitation: 263 apartments,
275 parking spaces. Completion: 2015.
\$36 million total investment.

thalhimer.com



908 PERRY STREET

MANCHESTER
908 PERRY STREET

New construction: 41 apartments,
41 parking spaces. Completion: 2014.
\$5.2 million total investment.

robinmillerassociates.com
monroeproperties.com



1020 PORTER STREET

MANCHESTER
1020 PORTER STREET

New construction: 8 apartments,
9 parking spaces. Completed: 2013.
\$1 million total investment.

robinmillerassociates.com
monroeproperties.com



PLANT ZERO LIVINGSAPCE

MANCHESTER
601 STOCKTON STREET

Historic rehabilitation: 12 apartments, 25 parking.
Completion: 2015. \$2.1 million total investment.

fountainheadrva.com
plusrmgt.com

MANCHESTER CONTINUED



8

HOPPER LOFTS

MANCHESTER
700 EVERETT STREET

Rehabilitation: 139 units. Completed: 2013.
\$21 million total investment.

hopperlofts.com
plusmgt.com



11

PLANT ZERO LIVESPACE BRICK BUILDING

MANCHESTER
500 STOCKTON STREET

Historic rehabilitation of Miller Manufacturing:
197 affordable-rate apartments, pool, courtyard,
clubroom, fitness center, and 200 parking spaces.
Completion: 2014. \$32.1 million total investment.

fountainheadrva.com
plusmgt.com

1200 SEMMES AVENUE

9

MANCHESTER
1200 SEMMES AVENUE

New construction: 129 apartments, 8,000
SF flex space (retail or residential) and 130
parking spaces. Completion: 2014. \$14
million total investment.

robinmillerassociates.com
monroeproperties.com



9



12



10

CITY VIEW

MANCHESTER
1000 BAINBRIDGE STREET

New construction: 32 apartments.
Completed: 2013.

wodagroup.com



HATCHER TOBACCO FLATTS

MANCHESTER
101 WEST COMMERCE ROAD

New construction: 151 apartments. Completion:
2014. \$13 million total investment.

genesisproperties.com

FINANCIAL DISTRICT



1

GATEWAY PLAZA

1

FINANCIAL DISTRICT
8TH AND CANAL STREETS

New construction: 18-story, 307,000 SF office, 200,000 SF parking and 14,000 SF street level retail. McGuireWoods is the anchor tenant with 215,000 SF. Completion: 2015. \$124 million total investment.

claycorp.com



2

HAMPTON INN & SUITES & HOMEWOOD SUITES

2

FINANCIAL DISTRICT
700 EAST MAIN STREET

Historic rehabilitation of 182,000 SF office building into two Hilton hotels (Hampton Inn & Suites and Homewood): 244 rooms, 5,000 SF restaurant and 2,000 SF coffee shop. Completion: 2014.

shaminhotels.com



VCU MCGLOTHLIN MEDICAL EDUCATION CENTER — 1

VCU MEDICAL CENTER
1201 EAST MARSHALL STREET

New construction: 200,000 SF educational facility. I.M. Pei-designed building. The new building allows 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. Completed: 2013. \$158.6 million total investment.

vcu.edu



VCU INSTITUTE OF CONTEMPORARY ART — 2

MONROE PARK CAMPUS
WEST BROAD AND BELVIDERE STREETS

New construction: 32,000 SF gallery space, an outdoor installation space, a 210-seat auditorium, gift shop, cafe, and an entry hall suitable for exhibitions, installations and social events. Designed by internationally renowned architect Steven Holl. \$32 million total investment. Fundraising for the building is underway.

ica.vcu.edu



3

MASSEY CANCER CENTER LAB IMPROVEMENTS

3

VCU MEDICAL CENTER
401 COLLEGE STREET

Renovation of the third floor into research support labs. Completed: 2013. \$12 million total investment.

massey.vcu.edu



4

THE SQUARE APARTMENTS

4

MONROE PARK CAMPUS
406 NORTH SHAFER STREET

New construction: 10 stories and 152 residential units, rooftop deck, 65 garage parking spaces, 3,522 SF commercial. Completion: 2014. \$26 million total investment.

plumsgt.com



5

GRACE ST. HOUSING NORTH

5

MONROE PARK CAMPUS
830 WEST GRACE STREET

New construction: Student housing in a living/learning village environment with a focus on global education, 388 beds. Completed: 2013. \$32 million total investment.



6

UNIVERSITY LEARNING CENTER

6

MONROE PARK CAMPUS
LINDEN AND FLOYD

New construction: 104,000 SF housing, two floors of large classrooms: one floor School of Social Work, one floor Center for Teaching Excellence. Completion: 2014. \$44 million total investment.



7

VCU REAL ESTATE FOUNDATION GRACE ST. OFFICE / CLASSROOM BUILDING

7

MONROE PARK CAMPUS
912 WEST GRACE STREET

New construction: 78,000 SF office building with classrooms. Completion: 2014. \$15.2 million total investment.



8

VCU REAL ESTATE FOUNDATION BROAD STREET TROLLEY STATION

8

MONROE PARK CAMPUS
814 WEST BROAD STREET

Historic rehab: 26,500 SF for the School of the Arts including a dance studio. Completion: 2014. \$8 million total investment.



9

VCU CABELL LIBRARY INFORMATION COMMONS

9

MONROE PARK CAMPUS
901 PARK AVENUE

Addition to and renovation of the Cabell Library. 80,000 SF of new space and 80,000 SF of renovation. Completion: 2015. \$52 million total investment.

library.vcu.edu



10

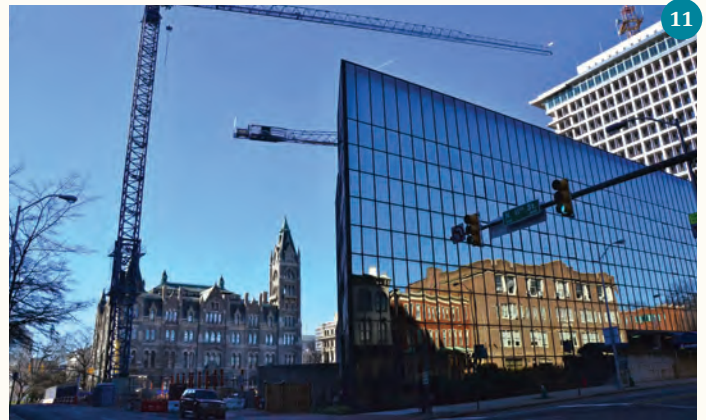
SANGER HALL PAULEY HEART CENTER

10

VCU MEDICAL CENTER
1101 EAST MARSHALL STREET

Renovation of the seventh floor for Pauley Heart Center research component. Completed: 2013. \$7 million total investment.

pauleyheart.vcu.edu



11

CHILDREN'S HOSPITAL OF RICHMOND AT VCU

11

VCU HEALTH SYSTEMS
1001 EAST MARSHALL STREET

New construction: Consolidates all of the Health System's outpatient pediatric clinics, includes parking for approximately 650 vehicles. Completion: 2015. \$181 million total investment.

chrichmond.org

ROCKETTS LANDING



ROCKETTS LANDING APARTMENTS

ROCKETTS LANDING
5101 OLD MAIN STREET

New construction: 156 residential units and 11,000 SF commercial space. Completion: 2015.
\$18 million total investment.

rockettsvillage.com



RIVERBANK TERRACES TOWNHOUSES

ROCKETTS LANDING
1, 3, 5 AND 7 BANKSIDE MEWS

New construction: four homes with over 4,000 SF indoor living space, two-car-garages and rooftop decks and porches. Completion: 2014. \$4 million total investment.

rockettsvillage.com



on the cover:

LUMPKIN'S JAIL PAVILION

Designed by Burt Pinnock
Baskervill Architects

PRODUCED BY:

VENTURE
richmond

