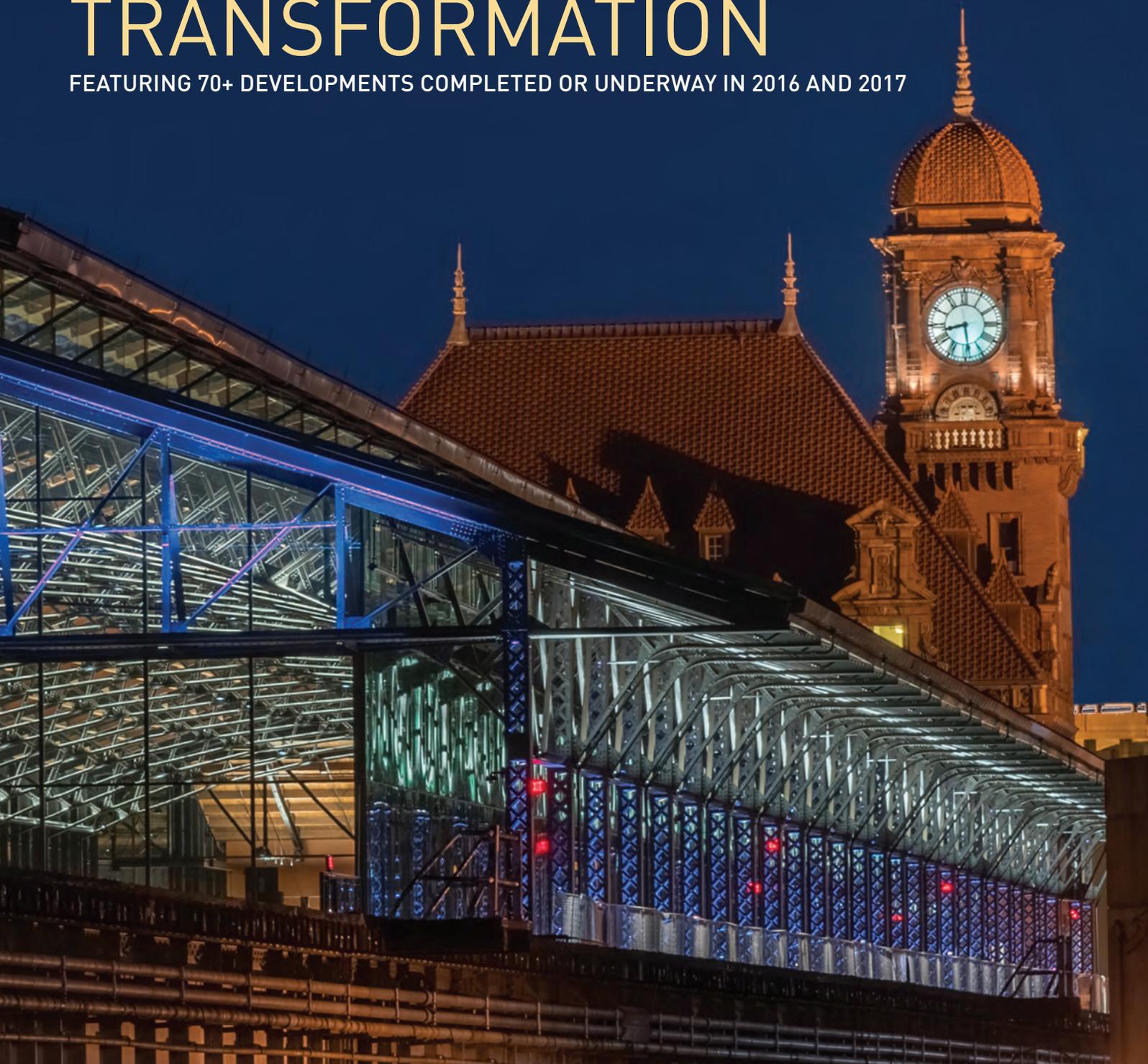


VENTURE RICHMOND'S 2017-2018 DOWNTOWN TRANSFORMATION

FEATURING 70+ DEVELOPMENTS COMPLETED OR UNDERWAY IN 2016 AND 2017



TOTAL INVESTMENT OF \$1.66 BILLION / 2,184+ LUXURY APARTMENTS
1.35 MILLION+ SF COMMERCIAL / 794,000+ SF MEDICAL / 567,000+ SF ARTS & EDUCATION
LIVING QUARTERS FOR 1,524 VCU STUDENTS / T. TYLER POTTERFIELD MEMORIAL BRIDGE

CREATING *GREATER MOVEMENT* OF PEOPLE



BIKE SHARE

Launched in 2017, RVA Bike Share is a great transit option for residents and visitors to explore the city. RVA Bike Share is available 24/7 and is perfect for errands, commuting, or recreation.

Going for a ride is simple. With a network of 20 stations and 220 bikes, riders can register for an Annual, Monthly, and Go Pass on the website (Go Pass also available on the app), or for a One Way Trip, Day Pass, and Weekly Pass at a station kiosk and start riding within minutes.



GRTC

Working in partnership with the Virginia Department of Rail and Public Transportation, GRTC is developing The Pulse. Bus Rapid Transit (BRT) systems provide frequent, reliable transit service that allows a greater movement of people along a corridor without depending on cars and parking. The first phase of the project is 7.6 miles with 14-stations, connecting Rockett's Landing along East Main Street to 14th Street to Broad Street and west on Broad Street to Willow Lawn. There will be dedicated bus lanes with a combination of median lanes and curb lanes.

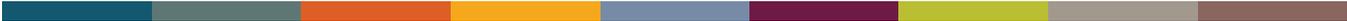


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ARTS DISTRICT



MOXY HOTEL BY MARRIOTT

Arts District | 501 E. Franklin St.

Historic Rehab and Renovation: 48,000 SF office building into the third Moxy hotel in the U.S., joining New Orleans and Tempe, AZ. The new brand is fashioned as Marriott's own version of a boutique-style hotel.

IN THE PIPELINE: 2018

moxy-hotels.marriott.com



TMI AND VISUAL CHEF

Arts District | 404 E. Grace St.

Historic Rehab: three-story building, 6,500 SF of commercial space. Home to TMI Consulting and Visual Chef.

COMPLETION: 2016

TOTAL INVESTMENT: \$700,000

tmiconsultinginc.com

DECO AT CNB

Arts District | 219 E. Broad St.

Historic Rehab and Renovation: 248,000 SF high-rise apartment building with 200 apartments—112 units in the 23-story tower and 88 units in the annex. One of the biggest residential rehabs in state history.

COMPLETION: 2016 | TOTAL INVESTMENT: \$36M

decoapartments.com



MONROE PARK RENOVATION

Arts District | 710 E. Franklin St.

Renovation: Historic (1851) 7.36 acre park restoration, Sustainable Site to include water mitigation and LED lighting. The project is a public-private partnership between the City of Richmond, VCU and the Monroe Park Conservancy. The Monroe Park Conservancy will manage the park with a 30-year lease after construction is completed.

COMPLETION: 2018 | TOTAL INVESTMENT: \$7.5M
monroepark.com



421 E. FRANKLIN ST.

Arts District | 421 E. Franklin St.

Historic Rehab: space above Penny Lane Pub, a 7,200 SF restaurant, into 10 one- and two-bedroom residential units, some with balconies.

COMPLETION: 2016
TOTAL INVESTMENT: \$2.1M

themonumentcompanies.com



MATRIX MIDTOW

Arts District | 119 S. 1st St.

New Construction: four-story building, 46 luxury residential units including one, two, and three bedrooms ranging from 550 to 1,500 SF, with some private balconies and 46 on-site parking spaces.

COMPLETION: 2016 | TOTAL INVESTMENT: \$6.5M
themonumentcompanies.com

ARTS DISTRICT



316 E. GRACE ST.

Arts District | 316 E. Grace St.

Rehab: 6 residential units;
1 parking space and 1,000 SF
of commercial space.

COMPLETION: 2017
TOTAL INVESTMENT: \$1.2M

themonumentcompanies.com



JEFFERSON HOTEL RENOVATION

Arts District | 101 W. Franklin St.

Renovation: Five-star, five-diamond hotel, reduced the number of rooms from 262 to 181; increased the size of each room to 500 SF; exquisitely redeco-
rated each room. The hotel renovated common areas with new color palettes,
draperies, LED lighting and carpeting. The old rotunda was restored and new
furnishings were added.

COMPLETION: 2017

jeffersonhotel.com



412 FLATS

Arts District | 412 E. Grace St.

Historic Rehab: first-floor restaurant
with two residential units. The 4,500 SF
restaurant, Wong Gonzalez, is a new
concept from Chris Tsui of Eat
Restaurant Partners.

COMPLETION: 2016
TOTAL INVESTMENT: \$1.6M

themonumentcompanies.com



THE GRADUATE HOTEL

Arts District | 301 W. Franklin St.

Renovation: 200-room full-service hotel, in former Doubletree Hotel, renovation of all interior spaces, with a transformed roof deck with a poolside patio bar.

COMPLETION: 2017

graduaterichmond.com



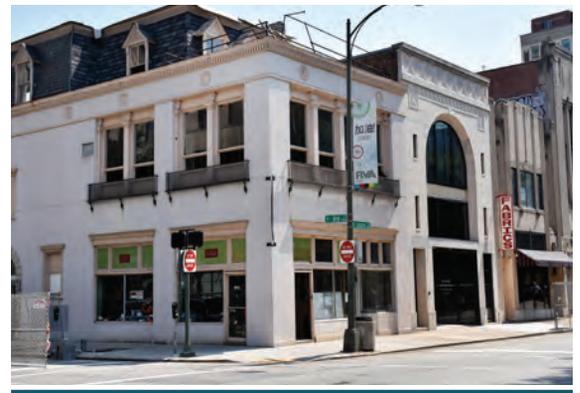
117-119 W. BROAD ST.

Arts District
117-119 W. Broad St.

Historic Rehab: Metro Sound & Music building, 28 residential units "above the store," 7,000 SF of existing commercial space.

COMPLETION: 2017
TOTAL INVESTMENT: \$4M

themonumentcompanies.com



LUCID PUNK APPAREL AND LUCID LIVING YOGA AND HEALTH CENTER

Arts District | 300 E. Grace St.

Rehab/Renovation: three-story building, with a clothing store, studio and tea bar and three apartments on the upper floor.

COMPLETION: 2018

lucidpunkapparel.com

ARTS DISTRICT RETAIL



EXAMPLES OF NEW RETAIL AND RESTAURANTS IN THE ARTS DISTRICT

68 HOME

5 W. Broad St.
68homerva.com

ALERO MEXICAN RESTAURANT

417 W. Grace St.
alerorestaurant.com

CHAMPION BREWING

401 E. Grace St.
championbrewingcompany.com

CHARM SCHOOL

311 W. Broad St.
charmschoolrva.com

CHICANO'S COCINA BAR & GRILL

523 E. Main St.

CHOCOLATES BY KELLY

414 W. Broad St.
chocolatesbykelly.com

CIVILIZATION TATTOO

319 Adams St.
civilizationtattoo.com

GARNETT'S AT THE VALENTINE

1015 E. Clay St.
garnettsdowntown.com

IDLE HANDS BAKERY

312 Brook Rd.
facebook.com/idlehandsbread

LEDBURY

315 W. Broad St.
ledbury.com

LITTLE NOMAD

104 W. Broad St.
ittlenomadshop.com

MOD & SOUL

323 W. Broad St.
modandsoul.com

RIDER BOOT SHOP

18 W. Broad St.
riderboot.com

ROSEWOOD CLOTHING

16 W. Broad St.
rosewoodclothingco.com

SAADIA'S JUICEBOX & YOGA BAR

401 ½ N. 2nd St.
saadiasjuicebox.com

SAHARA CAFÉ AND GRILL

114 E. Clay St.

SECRET SANDWICH SOCIETY

501 E. Grace St.
secretssandwichsociety.com

YAKI

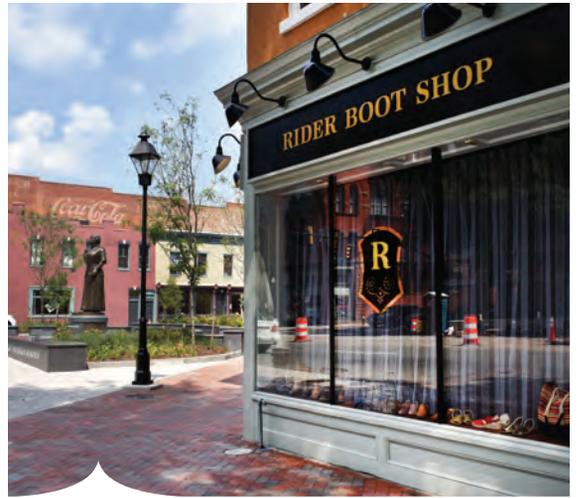
506 W. Broad St.
yakirva.com



CHARM SCHOOL



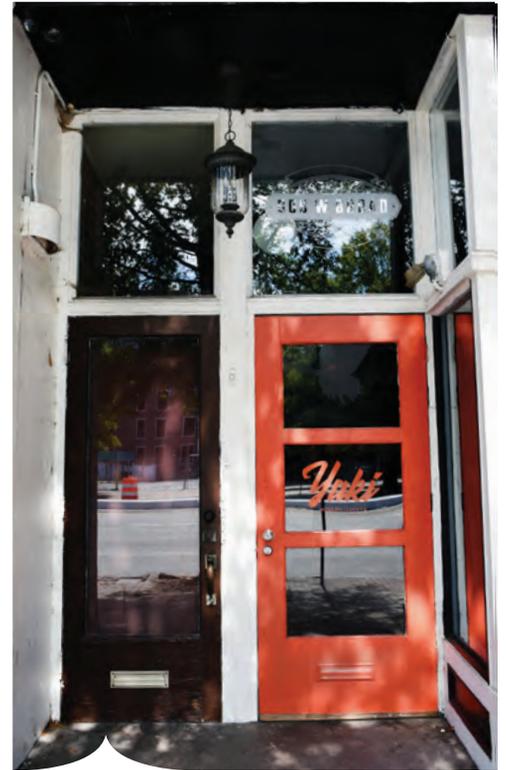
LEDBURY



RIDER BOOT SHOP



GARNETT'S AT THE VALENTINE



YAKI



SECRET SANDWICH SOCIETY



CHAMPION BREWING

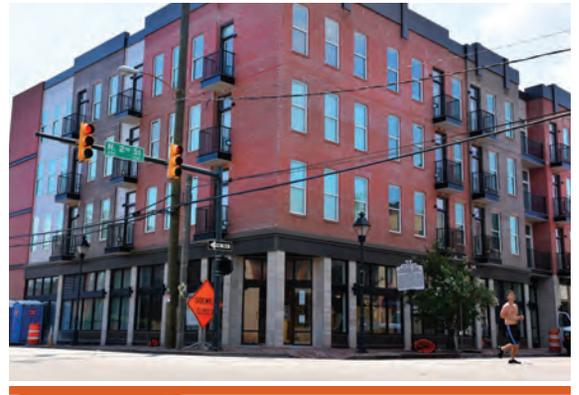


MAGGIE L. WALKER STATUE

Jackson Ward | W. Broad and N. Adams St.

New Construction: A new landscaped plaza and a 10-ft bronze statue of Maggie L. Walker standing on a 40-inch pedestal, created by sculptor Antonio Tobias "Toby" Mendez. Examples of her many accomplishments surround the statue in a timeline on granite benches.

COMPLETION: 2017 | TOTAL INVESTMENT: \$1M
richmond.gov



EGGLESTON PLAZA

Jackson Ward | 537 N. 2nd St.

New Construction: 30,000 SF mixed-use, 31 one- and two-bedroom apartments and 5,000 SF of commercial space on the ground floor for an Eggleston owned restaurant.

COMPLETION: 2017 | TOTAL INVESTMENT: \$6M
thehansonco.com



JACKSON'S BEER GARDEN AND SMOKEHOUSE

Jackson Ward | 538 N. 2nd St.

jacksonsbeergardenandsmokehouse.com



JACKSON WARD



THE BLACK HISTORY MUSEUM AND CULTURAL CENTER

Arts District/Jackson Ward | 122 W. Leigh St.

Adaptive Reuse and Expansion: 20,000 SF historic Leigh Street Armory building into 20,000 SF of exhibition and community gathering space.

COMPLETION: 2016 | TOTAL INVESTMENT: \$8.5M

blackhistorymuseum.org

MASONIC LODGE

Jackson Ward | 110 W. Leigh St.

Historic Rehab: transforming the space into 14–15 apartments, 13,860 SF total.

IN THE PIPELINE: 2018
TOTAL INVESTMENT: \$1.2M



JACKSON PLACE

Jackson Ward | 1st and Duval St.

Redevelopment: mixed-use, mixed-income development, 154 apartments, 72 designated for replacement housing for residents of RRHA's Frederick A. Fay Towers, studio and two-bedroom units, 6,000 SF commercial space, surface parking. 2.5-acre site.

IN THE PIPELINE | TOTAL INVESTMENT: \$32M

rrha.com/jackson.htm



ICA AT THE MARKEL CENTER

VCU | 601 W. Broad St.

New Construction: 42,831 SF art gallery with four exhibition galleries, a reception area with catering kitchen, curatorial work space, administrative offices and a 250-seat performance theater to meet the needs of the School of the Arts. On the ground level the cafe opens directly into a garden as does the ground level gallery. A gift shop is on-site to purchase memorabilia to remind you of your special experience. This project was designed by the internationally renowned architect, Steven Holl.

COMPLETION: 2018 | TOTAL INVESTMENT: \$41.1M
ica.vcu.edu



VCU SCHOOL OF ALLIED HEALTH PROFESSIONS BUILDING

VCU | E. Leigh between 9th and 10th St.

New Construction: 154,100 SF building includes one eight-story and one four-story element. It will be a technology infused, state-of-the-art building bringing together 12 existing departments including The Dean's Office, Clinical Laboratory Sciences, Gerontology, Virginia Center on Aging, Health Administration, Nurse Anesthesia, Occupational Therapy, Patient Counseling, Physical Therapy, Radiation Sciences, Rehabilitation Counseling, and Ph.D. in Health Related Sciences. Also included are classrooms, laboratories, simulation rooms, and student support space.

COMPLETION: 2019 | TOTAL INVESTMENT: \$80.3M
vcu.edu | sahp.vcu.edu

THE VCU POLICE DEPARTMENT HEADQUARTERS

VCU | 224 E. Broad St.

Renovation: located between the VCU Monroe Park Campus and MCV Campus. The VCU Police Department is one of the largest university police departments in the country. It currently has divisions of operation including management/command, administration and business operations, patrol, investigation, security, dispatch/communications, and the Academy. This facility consists of 33,473 SF and allocates 2,600 SF for a five lane, 25 yard indoor pistol firing range facility in the basement. This state-of-the-art firing range is outfitted with an automated targetry system and has specialty lighting and fog capabilities to simulate different training scenarios.

COMPLETION: 2016 | TOTAL INVESTMENT: \$5.7M
vcu.edu



VCU HEALTH SYSTEM CHILDREN'S HOSPITAL OF RICHMOND PAVILION

VCU | 1001 E. Marshall St.

New Construction: 640,000 SF consolidates all of VCU's pediatric outpatient services. 600 parking spaces.

COMPLETION: 2016 | TOTAL INVESTMENT: \$200M
chrichmond.org

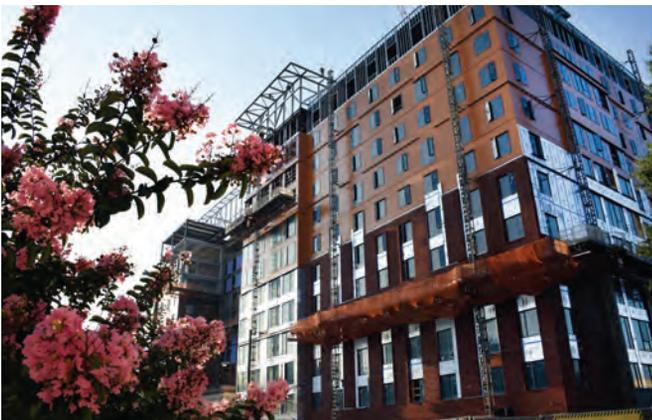


VCU JAMES BRANCH CABELL LIBRARY

VCU | 901 Park Ave.

Addition and Renovation: 93,000 SF of new construction. 63,000 SF of improvements to the existing building creating a 21st century academic library and information commons.

COMPLETION: 2016 | TOTAL INVESTMENT: \$50.6M
library.vcu.edu

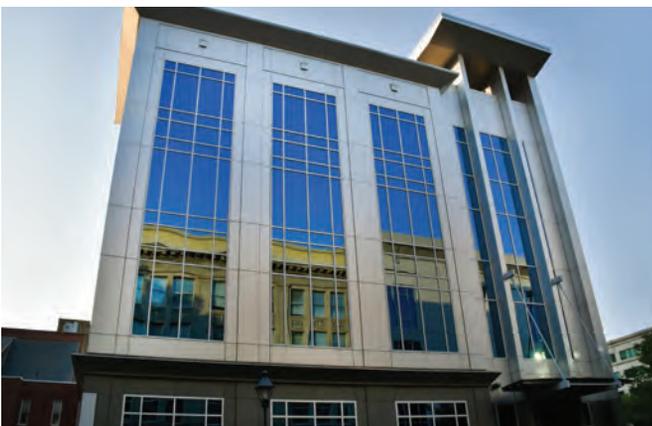


VCU GLADDING RESIDENCE CENTER

VCU | 711 W. Main St.

New Construction: 360,000 SF, replacing another residence hall by the same name. 15-story building, housing 1,524 first-year students with a public-private partnership with American Campus Communities.

COMPLETION: 2018 | TOTAL INVESTMENT: \$96M
vcu.edu



VCU DEVELOPMENT AND ALUMNI RELATIONS BUILDING

VCU | 111 N. 4th St.

Acquisition and Renovation: 36,369 SF office building for VCU Development and Alumni Relations.

COMPLETION: 2016
TOTAL INVESTMENT: \$5.5M IN ACQUISITION AND RENOVATION
vcu.edu

FINANCIAL DISTRICT



CENTENNIAL GARDENS

Financial District
523 E. Main St.

Historic Renovation: 24 luxury residential units including one and two bedrooms, and first floor restaurant Chicano's Cocina Bar and Grill.

COMPLETION: 2016

centennialapartmentsrva.com



HAMPTON INN & SUITES AND HOMEWOOD SUITES

Financial District | 700 E. Main St.

Historic rehab and conversion: 182,000 SF building into two Hilton (Hampton Inn & Suites and Homewood Suites) hotels. 244 rooms, 2,000 SF coffee shop and 5,000 SF for two restaurants: Belle & James and Kabana Rooftop.

COMPLETION: 2016

shaminhotels.com



600 CANAL PLACE

Financial District | 600 E. Canal St.

New Construction: 960,000 SF, 20-story Dominion Energy office tower, 17 office floors, retail space, 6-level covered parking deck with one-acre roof top garden and will be LEED Gold certified. Joint venture of Hourigan Construction and Clayco Inc.

COMPLETION: 2019

dominionenergy.com



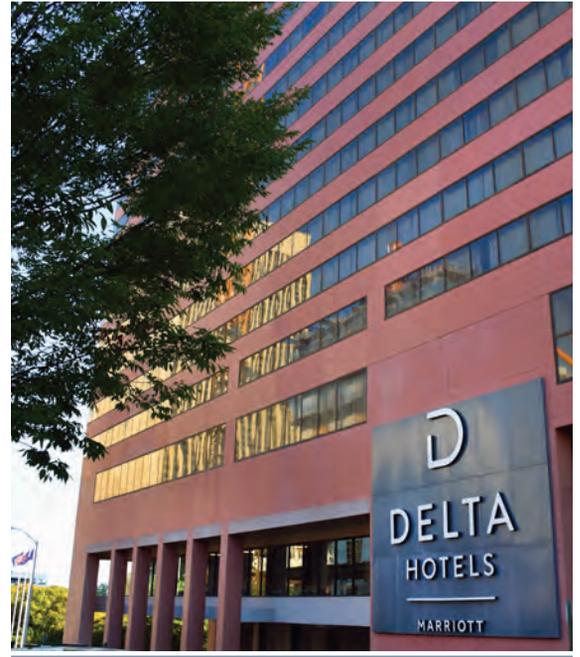
THE JAMES CENTER

Financial District | 1051 E. Cary St.

Acquisition and major renovation: 1,000,000 SF, three Class A office towers: 21-story One James Center, 22-story Two James Center, 14-story Three James Center, on-site parking for tenants, and connected to the Omni Hotel.

IN THE PIPELINE | TOTAL INVESTMENT: \$108M (PURCHASED), MILLIONS IN RENOVATIONS PLANNED

thejamescenter.com



DELTA HOTEL

Financial District | 555 E. Canal St.

Renovation: the former Crowne Plaza has become a Delta Hotel by Marriott in a multi-million dollar renovation project that included renovating guest rooms and suites, upgrading the lobby and business center, and remodeling the ballroom and meeting space.

COMPLETION: 2017

marriott.com/hotels/travel/ricde-delta-hotels-richmond-downtown



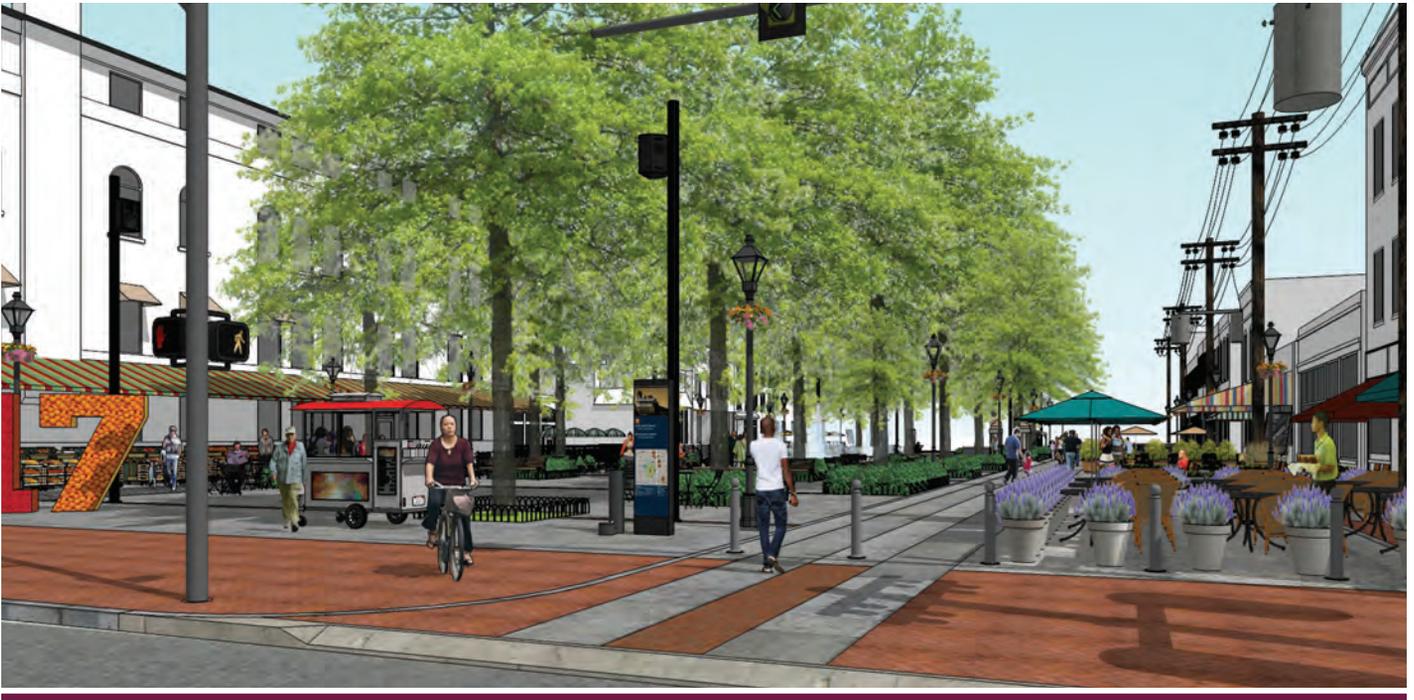
THE COMMONWEALTH HOTEL

Financial District | 901 Bank St.

Renovation: exterior facelift, modernizing elevators, new entrance canopy, improved accessibility, and new technology features.

COMPLETION: 2017

commonwealthparksuites.com



17TH STREET MARKET PLAZA

Shockoe | 1548 E. Main St.

Redesign of 17th Street Farmers' Market and 17th Street: the space is being converted into a public square with open, flexible space to include pedestrian connects, weekly pop-up markets, patio dining, and events. The area includes 17th Street from E. Main St. to E. Franklin St. and ties into the new Franklin St. connection.

COMPLETION: 2018 | TOTAL INVESTMENT: \$4.4M

richmondgov.com

1717 INNOVATION CENTER

Shockoe | 1717 E. Cary St.

Renovation: Capital One is partnering with local entrepreneurs and Startup Virginia to create a startup incubator in Shockoe Bottom. The 37,827 SF facility will give high-growth startups access to space, programs, mentors and other resources they need to grow and thrive in Central Virginia. Capital One will operate its Experience Design Research Lab from the space, as well as an intrapreneur program for Capital One associates. The location will leverage some of the original features of the historic tobacco warehouse, and will include design elements of exposed brick, open spaces, hardwood floors, and a rooftop patio.

COMPLETION: 2017

startupva.org | capitalone.com

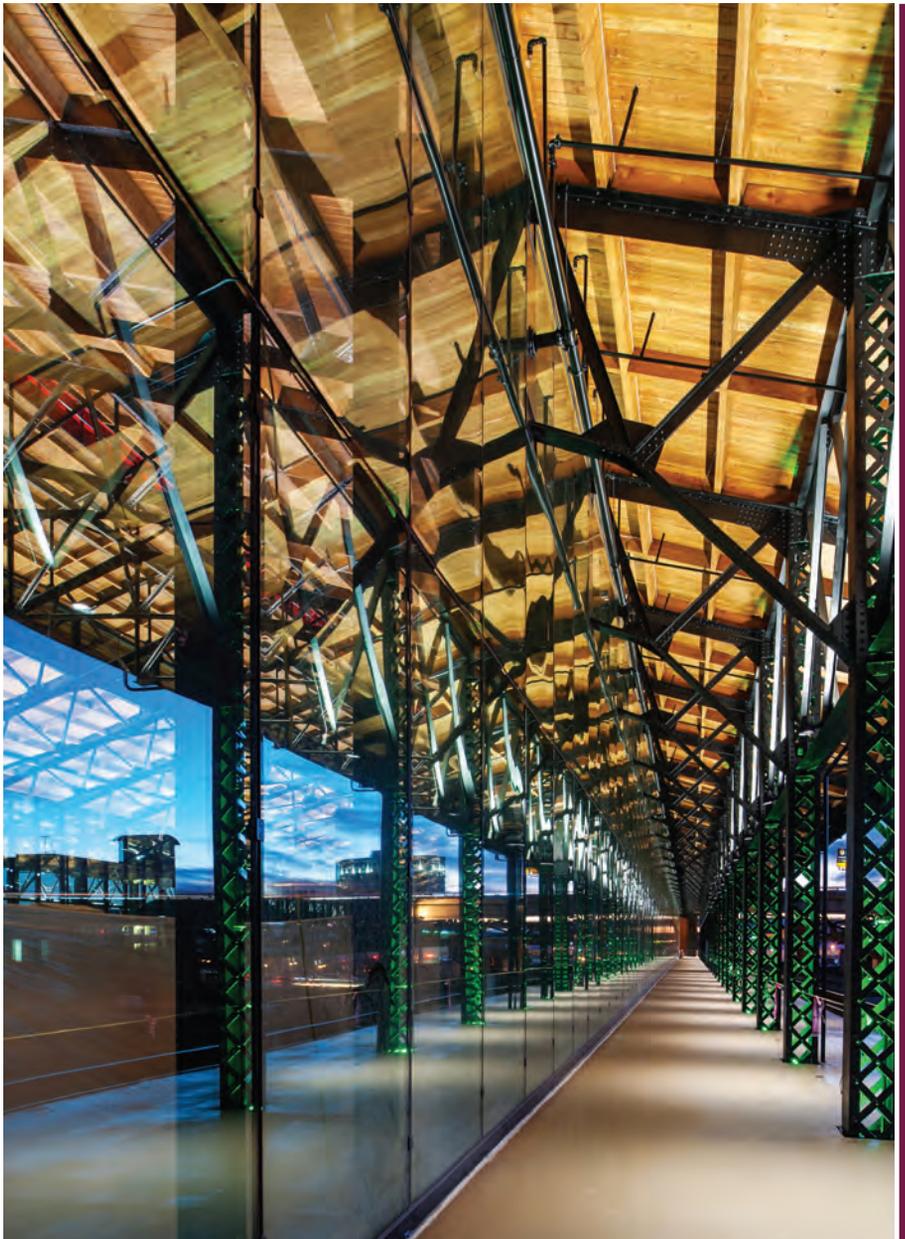


MAIN 2323

Shockoe | 2323 E. Main St.

Historic Rehab: Richmond's last large Tobacco Row building, includes 71 apartments (studios and one- and two- bedroom), 5,400 SF of commercial, off-street parking available on- and off site; landscaped courtyard with pool, fitness center, clubhouse, and business center.

COMPLETION: 2016 | TOTAL INVESTMENT: \$10.8M
macfarlaneva.com | propertyresults.net



MAIN STREET STATION SHED RENOVATION

Shockoe | 1500 E. Main St.

Renovation of the train shed: 65,000 SF of commercial event space and a tourism center. Main Street Station is the most recognizable building on I-95 between Miami and New York, 65 million cars pass by each year.

COMPLETION: 2018
TOTAL INVESTMENT: \$50M

richmondgov.com



SHOCKOE



1710 E. FRANKLIN ST.

Shockoe | 1710 E. Franklin St.

Historic Rehab: 17 residential units with commercial space leased to architectural firm. Residential units range in size from 525 SF to 1,025 SF, with 16 parking spaces.

COMPLETION: 2016 | TOTAL INVESTMENT: \$3M
mainstreetrva.com



1705 E. FRANKLIN ST.

Shockoe | 1705 E. Franklin St.

Historic Rehab: 12 residential units with first floor commercial space. Residential units range in size from 535 SF to 910 SF, with 3 interior parking spaces.

COMPLETION: 2017 | TOTAL INVESTMENT: \$2.4M
mainstreetrva.com



MAIN 2525

Shockoe | 2525 E. Main St.

New construction: six story apartment building, 216 units, 6,000 SF of commercial space fronting on East Main St., covered parking for 241 vehicles, indoor bike storage, rooftop terrace and lounge, swimming pool, and a reflective wading pool.

COMPLETION: 2019 | TOTAL INVESTMENT: \$39M
propertyresults.net | macfarlaneva.com



FRANKLIN STREET APARTMENTS

Shockoe | 2201 E. Franklin St.

Historic Rehab: 59-unit apartment complex (30 one-bedroom, 25 two-bedroom and 4 three-bedroom), four-story structure, 64,680 SF with 1,500 SF commercial space on the ground floor, 42 parking spaces.

COMPLETION: 2017 | TOTAL INVESTMENT: \$10.8M
themonumentcompanies.com



VALLEY WEST

Shockoe | 100 N. 20th St.

New Construction: five-story apartment building, two-story parking with 300 parking spaces, three stories for 160 one and two bedroom units ranging from 650 – 1,100 SF.

COMPLETION: 2017

kbsgc.com/project/valley-west-apartments/



THE OVERVIEW

Shockoe | 12 S. 19th St.

New Construction: nine-story building with 77 units which is part of the Lofts at Canal Walk community, bringing the total development to 518 total apartment units. Larger units with high-end finishes, 22 parking spaces on-site and access to 60 in the adjacent garage. Units range from 645 SF to 1,085 SF.

COMPLETION: 2017 | TOTAL INVESTMENT: \$13.5M

mainstreetrva.com



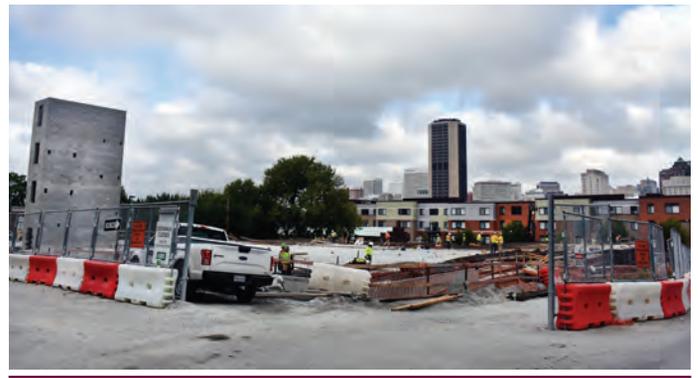
SHOCKOE



LICKINGHOLE CREEK

Shockoe | 1717 E. Franklin St.

lickingholecreek.com



1901 E. MARSHALL ST.

Shockoe | 1901 E. Marshall St.

New Construction: six-story, 200,000 SF apartment building with 130 one-bedroom and 48 two-bedroom units.

COMPLETION: 2018

MANCHESTER

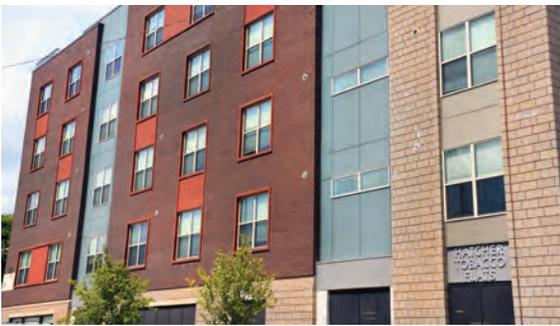


MUSE APARTMENTS

Manchester | 1400-1414 Semmes Ave.

New Construction: 278-unit apartment complex, 100 one-bedroom apartments, 130 two-bedroom apartments and 48 three-bedroom apartments with 80% of units rented to residents with incomes below 60% of the median income and 20% at market rate.

IN THE PIPELINE: 2018 | TOTAL INVESTMENT: \$50M
hermankittle.com



HATCHER TOBACCO FLATS

Manchester | 151 W. Commerce Rd.

New Construction: 152 apartments, 1,500 SF commercial and 167 parking spaces. Amenities include fitness center, covered parking and on-site leasing and management office.

COMPLETION: 2016 | TOTAL INVESTMENT: \$19M
hachertobaccoflats.com



MANCHESTER PARK PHASE 1

Manchester | McDonough Street between 13th and 14th

New Construction: 12 duplexes ranging from 1,200 SF first floor units with two bedrooms/bathrooms and yard spaces to 1,600 SF second floor units with three bedrooms/bathrooms and rooftop decks.

COMPLETION: 2017 | TOTAL INVESTMENT: \$3.3M
macfarlane.com



MANCHESTER PARK PHASE II

Manchester | McDonough Street between 12th and 13th

New Construction: 55 residential units, four-story building with a shared courtyard and 4,500 SF of commercial space.

COMPLETION: 2018 | TOTAL INVESTMENT: \$7.5M
macfarlane.com



CHURCH HILL VENTURES INC.

Manchester | 1128, 1204, 1213 and 1209 Hull St.

Renovation: 1204 Hull — 1,500 SF of ground floor commercial space and apartments. 1204, 1213 and 1209 Hull — total of 31 market-rate one- and two-bedroom apartments and nearly 19,000 SF of commercial space.

COMPLETION: 2018 | TOTAL INVESTMENT: \$6M
churchhillventures.com



1107 PORTER ST.

Manchester | 1107 Porter St.

New Construction: detached duplex featuring two- and three-bedroom apartments, roof deck, and contemporary design.

COMPLETION: 2017 | TOTAL INVESTMENT: \$310,000
robinmillerassociates.com/monroeproperties.com



7 WEST TOWNHOMES

Manchester | 501 W. 7th St.

New Construction: 12 Fee Simple Townhome units, each approximately 3,150 SF with a minimum of 3 bedrooms and 3.5 bath, additional loft sleeping area with ensuite bath available as an option. Each unit has private patios off the living area and on the rooftop. Other available options include: rooftop kitchen, rooftop hot-tub, rooftop fire pits, wet bar, fireplaces, elevator, etc. Each unit has private 2-car garage and visitor spaces are available on site. Prices range from the \$700,000 – \$1,000,000.

COMPLETION: 2018 | TOTAL INVESTMENT: \$8M
7Westrva.com



CITY VIEW LANDING

Manchester | 411 Bainbridge St.

Historic Rehab: Phase 1 consists of 219 apartments, 55 interior parking spaces, convenient surface parking, 20,000 SF of office/retail, and a wide range of amenities including a fitness center, pool and park.

COMPLETION: PHASE 1 COMPLETED 2016
TOTAL INVESTMENT: \$36M

thalhimer.com

MANCHESTER



1103 & 1105 PORTER ST.

Manchester | 1103 & 1105 Porter St.,
1420 & 1422 Porter St., 1102 & 1104 Perry St.
1106 & 1108 Perry St., 201 & 203 West 11th St.
200 & 202 West 12th St.

New Construction: two attached duplexes, contemporary design, two- and three-bedroom apartments, roof deck and green construction features.

COMPLETION: 2016-2017
TOTAL INVESTMENT: \$3.7M

robinmillerassociates.com
monroeproperties.com



REYNOLDS SOUTH TOWER

Manchester | 505 Porter St.

New Construction: 10-story structure, 213 one- and two-bedroom apartments, a "sky lounge" roof deck, pool, fitness center, and storage.

COMPLETION: 2018 | TOTAL INVESTMENT: \$40M

cmbdevelopment.com
purcellconstruction.com



MANCHESTER GREEN

Manchester

City block bound by Bainbridge, Porter, 12th and 13th

New Construction: The entire block has the potential for up to 78 new construction residential units with possible corner commercial. Construction on Phase 1 is underway and will feature ten duplexes along Porter Street.

IN THE PIPELINE: 2018 | TOTAL INVESTMENT: \$310,000

robinmillerassociates.com / monroeproperties.com



1113 PORTER ST.

Manchester | 1113 Porter St.

New Construction: detached duplex featuring two- and three-bedroom apartments, roof deck and contemporary design.

COMPLETION: 2017 | TOTAL INVESTMENT: \$310,000

robinmillerassociates.com / monroeproperties.com



1109 AND 1111 PORTER ST.

Manchester | 1109 and 1111 Porter St.

New Construction: Two attached duplexes, green construction features, contemporary design, 2-car garage included in each duplex.

COMPLETION: 2016 | TOTAL INVESTMENT: \$620,000

robinmillerassociates.com / monroeproperties.com



NEW MCDONALD'S

Manchester | 708 Hull St.

mcdonalds.com

THE LOCKS HYATT PLACE

Riverfront
The Canal Walk at 13th and Byrd

New Construction: 145 rooms, 6,000 SF of meeting space, 3,160 SF of commercial space, 135 parking spaces, indoor and outdoor pools and an outdoor terrace overlooking the Canal and the James River.

IN THE PIPELINE: 2018/2019
TOTAL INVESTMENT: \$32M

macfarlane.com



AMERICAN CIVIL WAR MUSEUM

Riverfront | 500 Tredegar St.

Addition/New Construction: 28,500 SF, the museum is building into the hillside at Historic Tredegar to offer expanded gallery spaces, an experience theater, improved storage, and preservation areas for Civil War artifacts.

COMPLETION: 2018 | TOTAL INVESTMENT: \$37M

acwm.org



VIRGINIA WAR MEMORIAL

Riverfront | 621 S. Belvidere St.

Expansion: 20,000 SF addition to the Virginia War Memorial's Shrine of Memory and Paul and Phyllis Galanti Educational Center, includes underground parking deck with 170+ space, 300-seat auditorium, long-distance learning center, additional gallery, and office space. The expansion of the Memory Wall creates more space to honor those who have died in Afghanistan, Iraq, and the ongoing War on Terrorism.

COMPLETION: 2019 | TOTAL INVESTMENT: \$25M

vawarmemorial.org



T. TYLER POTTERFIELD MEMORIAL BRIDGE

Riverfront | Canal Walk, Brown's Island

New Construction: fully accessible bike and pedestrian crossing of the James River from the April 1865 exhibit and bridge off Brown's Island across to Manchester. Elements include fully accessible paths, reconstructed dam walk bridge, public art, lighting, and landscaping.

COMPLETION: 2016 | TOTAL INVESTMENT: \$9.5M

richmondgov.com/planninganddevelopmentreview/riverfrontplan.aspx



LOCKS TOWER

Riverfront | 1001 E Byrd St

New Construction: 3 buildings, mix-use development featuring an 11-story residential tower, parking garage, and 4 story building facing the Canal Walk. Total of 237 luxury apartments and 11 roof top penthouses, 4,000 SF street level commercial space, and 358 parking spaces. On site amenities for tenants include, a rooftop pool and clubhouse, business center, dog grooming, bike storage, outdoor common courtyard, private patios, and 2-level gym. This is the final addition to the Locks complex

COMPLETION: 2019 | TOTAL INVESTMENT: \$50M

lifeatthelocks.com

RIVERFRONT



STONE BREWING

Riverfront | 4300 Williamsburg Ave.

New Construction: Phase 1, 200,000 SF Stone Brewing features a production brewery, packaging hall, tasting room, a patio retail store and its administrative offices. Phase II is a destination restaurant and beer garden on the James River.

COMPLETION: 2016 | TOTAL INVESTMENT: \$74M

stonebrewing.com



CARMAX DOWNTOWN

Riverfront | 140 Virginia St.

Historic Rehab and Renovation: CarMax opened a new Digital and Technology Innovation Center in the Lady Byrd Hat Building on the Canal Walk. The location offers exposed brick, open space, hardwood floors and outdoor patio space. This location features a start-up environment designed to retain talent, attract technology leaders and stimulate innovation and the creative process for 80 to 120 CarMax associates.

COMPLETION: 2016

carmax.com

RIVERFRONT



COSTAR GROUP

Riverfront | 501 S. Fifth St.

Relocation and expansion of the Research Headquarters from D.C. offices to the WestRock building, 125,000 SF and hiring 700+ people.

COMPLETION: 2016 | TOTAL INVESTMENT: \$8.17M
costar.com



AVEPOINT INC.

Riverfront | Riverfront Plaza West at 901 E. Byrd St.

Expansion: 30,000 SF, Richmond office to reach 100 employees in 12-24 months. The company has yoga sessions every Tuesday, a basketball hoop, and lounge areas; 30% of office space is designated as "fun space."

COMPLETION: 2016
avepoint.com



ENVERA HEALTH

Riverfront | 1001-1101 Haxall Point

Relocating and consolidating locations into one Canal-level office in Riverside on the James, 27,000 SF.

COMPLETION: 2017
enverahealth.com

CAPITOL SQUARE



CAPITOL SQUARE ENHANCEMENTS

Arts District | Capitol Square

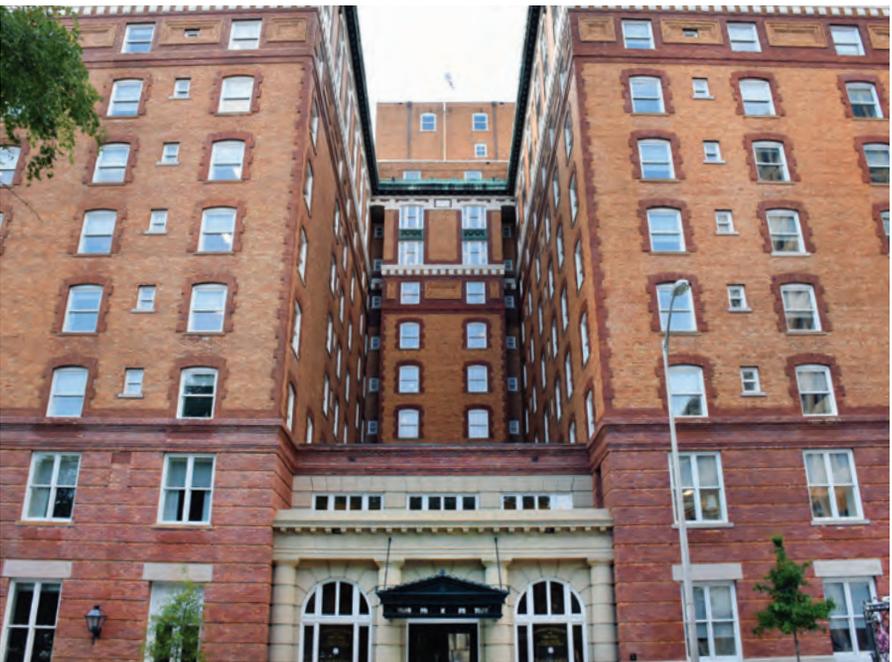
General Assembly Building: New Construction. 15-story, 426,000 SF, building designed by Robert A. M. Stern Architects LLP and Glave & Holmes Architecture. The first four floors will offer public spaces, cafeteria, and meeting rooms. The upper floors will be for legislative and staff offices. A 1912 façade will be preserved and incorporated into the new building. Demolition of the old General Assembly has begun.

Old City Hall: Extensive renovation of Old City Hall.

New Parking Deck: Construction of a new parking deck at 9th and Broad.

COMPLETION: IN THE PIPELINE | TOTAL INVESTMENT: \$300M

dgs.virginia.gov



BARBARA JOHNS BUILDING (9TH ST. OFFICE BUILDING)

Arts District | 201 N 9th St.

Historic Renovation: 11-story, twin-towered Italianate brick building, formerly the historic Richmond Hotel, which is listed on the National Register of Historic Places and the Virginia Landmarks Register. The building will house the Attorney General's office and is named after Barbara Johns.

COMPLETION: 2016
TOTAL INVESTMENT: \$70M

dgs.virginia.gov



RVA

PRODUCED BY: **VENTURE**
richmond



Photos by Ansel Olson, Dave Parrish, Paul Spicer, Stuart Spicer, and Daryl Watkins