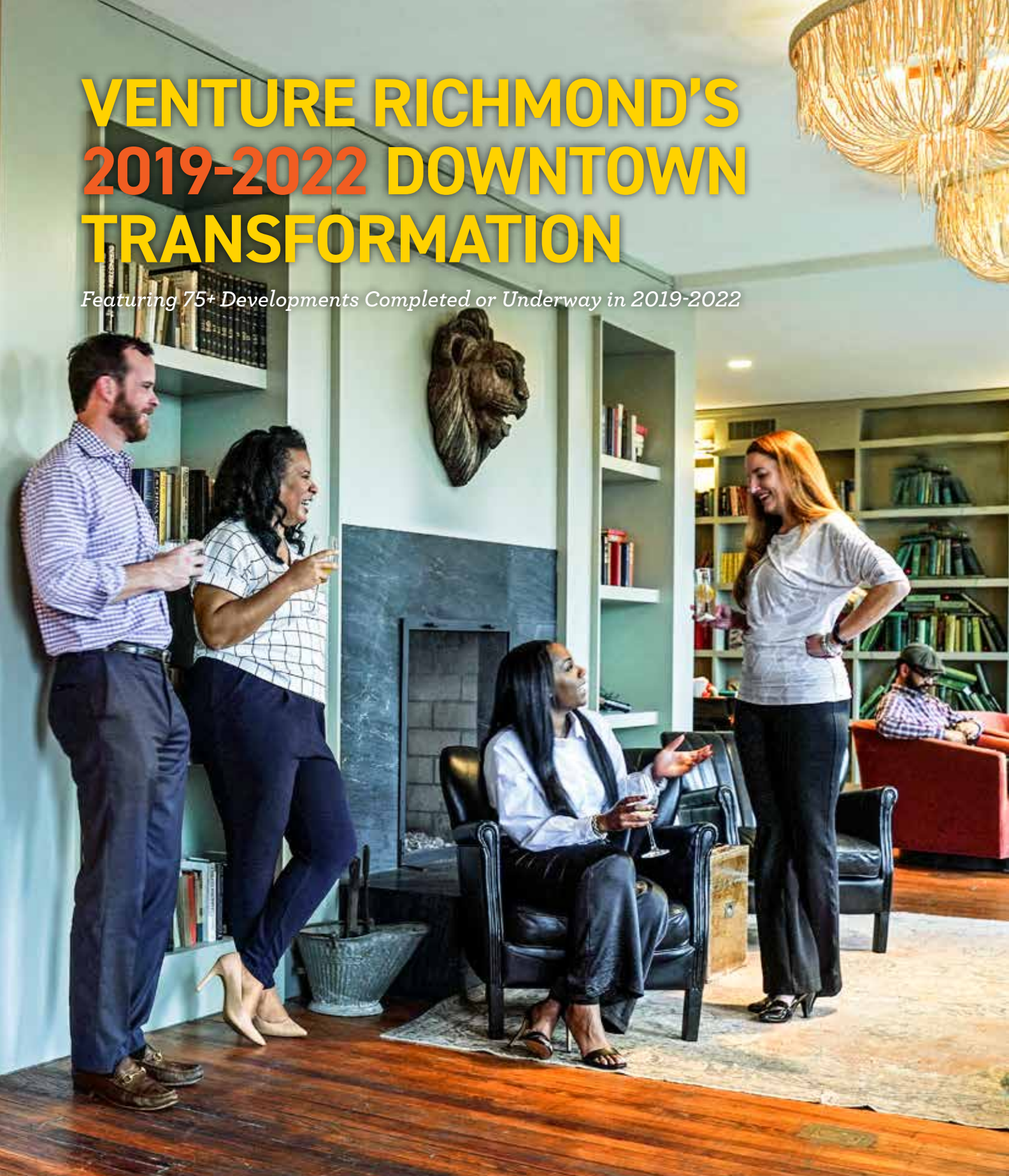


# VENTURE RICHMOND'S 2019-2022 DOWNTOWN TRANSFORMATION

*Featuring 75+ Developments Completed or Underway in 2019-2022*



**TOTAL INVESTMENT OF OVER \$3.6 BILLION**  
4,892 Residences | 3,517,403 SF Commercial | 55,500 SF Arts & Culture  
508 Hotel Rooms | 1,588,746 SF Education, Medical & Research



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## BIOTECH



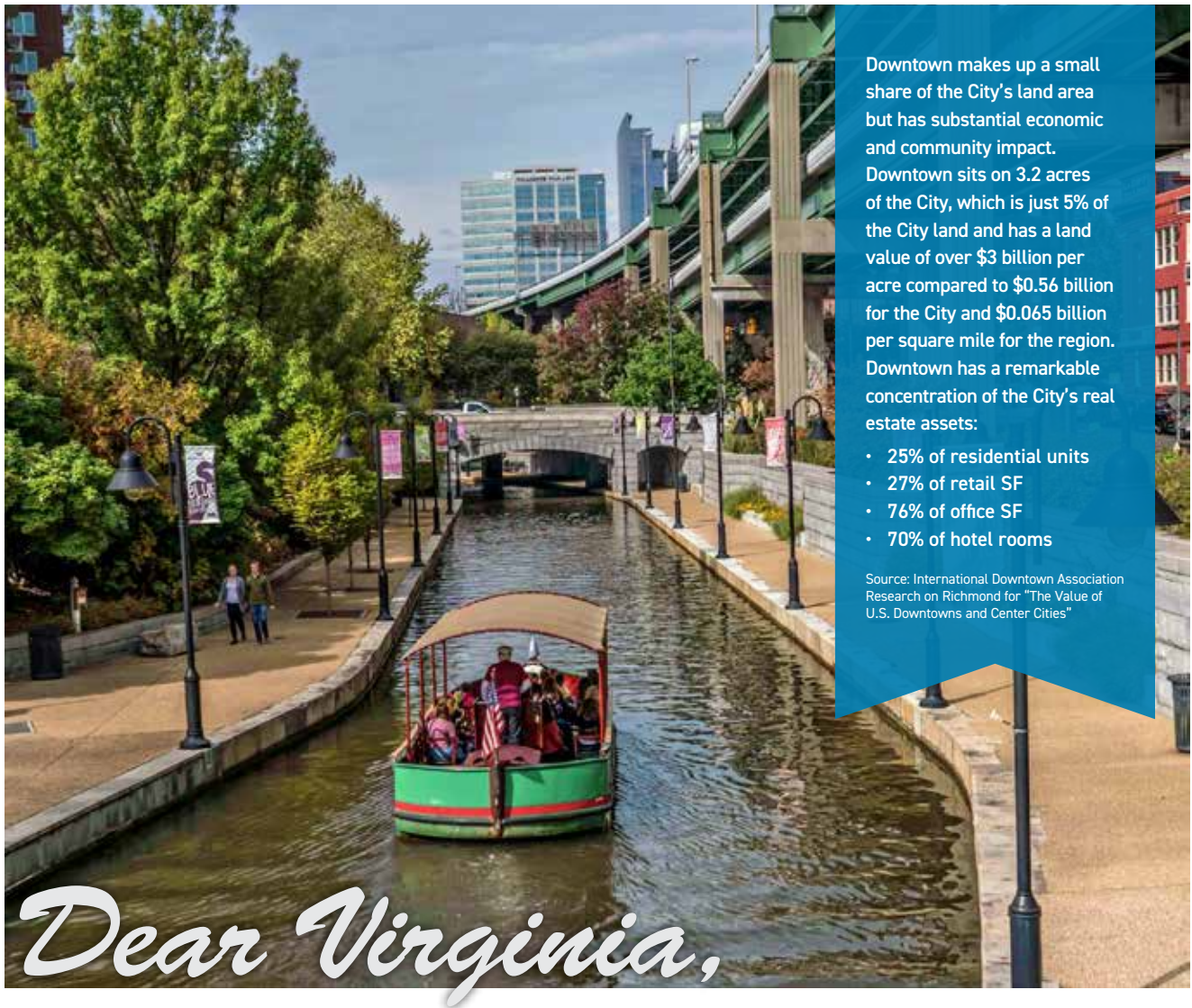
## VCU



## VCU HEALTH







Downtown makes up a small share of the City's land area but has substantial economic and community impact. Downtown sits on 3.2 acres of the City, which is just 5% of the City land and has a land value of over \$3 billion per acre compared to \$0.56 billion for the City and \$0.065 billion per square mile for the region. Downtown has a remarkable concentration of the City's real estate assets:

- 25% of residential units
- 27% of retail SF
- 76% of office SF
- 70% of hotel rooms

Source: International Downtown Association Research on Richmond for "The Value of U.S. Downtowns and Center Cities"

## Dear Virginia,

For decades, Downtown Richmond has been going through a dramatic transformation. Billions upon billions of dollars of investments have taken place from historic preservation projects and adaptive reuse to new infill construction. Neighborhoods that were once industrial, like Shockoe and Manchester, are now vibrant residential and mixed-use neighborhoods. Old office buildings have been converted into chic lofts and hotels, a trend that cities across the country would like to see happening in their downtowns.

Downtown Richmond's neighborhoods include Shockoe to the east, Manchester to the south, Virginia Commonwealth University and Monroe Ward to the west, Jackson Ward, BioTech and VCU Health/Court End to the north and City Center, the Financial District, the Riverfront, and the James River in between.

From 2000-2018 Downtown absorbed 42% of the City's population growth. During that time Downtown experienced 110% population growth, with 21,000 people

living Downtown in 2018. Today, that figure is closer to 25,000 people living in and loving RVA Downtown.

Downtown attracts residents who are young and well educated, with 57% having a bachelor's degree or higher, and many are moving here from other places. Downtown has 53% of all jobs in the City and 63% of its knowledge workers. Creative workspaces fill high rise buildings, funky historic rehabs and quirky storefronts.

But Downtown isn't just a place to live and work, it is also a place to play and visit. We invite you to come explore our fabulous neighborhoods, art galleries and public art, eclectic and diverse restaurants and shops, great outdoor spaces and activities, festivals and events, the Riverfront and Canal Walk, the Virginia Capital Trail, and the mighty James River with class IV rapids and miles of trails and parks attracting millions of visitors a year.

*See you soon,  
Venture Richmond*



# Manchester



## THE CURRENT

400-424 Hull St.

**New Construction:** two 5-story buildings, 215 residential units, 73,700 SF commercial (office and retail), structured parking with 323 parking spaces and electric vehicle charging stations, public courtyard, restaurant, and retail space, including Hatch Local food hall and Benchtop Brewing Co. West Creek Financial will occupy the top three floors of the office building.

**Completion:** 2021

**Total Investment:** \$60M

**Developer:** Lynx Ventures, Richmond-based







### SOUTH FALLS TOWER 1

111 Hull St.

**New Construction:** 14-story residential building, 255 units (studios, one- and two-bedroom floorplans), parking, gourmet kitchens, oversized closets, resort-style pool, fitness and yoga center, outdoor resident lounge and riverfront living.

**Completion:** 2020

**Total Investment:** \$50M

**Developers:** WVS Companies and Fountainhead Real Estate Development, Richmond-based



### HYDRO DEVELOPMENT

101 Manchester Rd.

**New Construction:** 7-story residential building, 226 units (studios, one- and two-bedroom floorplans), 223 parking spaces, resort-style pool, fitness center, outdoor resident lounge and riverfront living.

**Completion:** 2021

**Total Investment:** \$44.5M

**Developers:** WVS Companies and Fountainhead Real Estate Development, Richmond-based



### THE BOX

501, 509 and 511 Decatur St.

**New Construction:** 7-story residential building, 118 units (one- and two-bedroom floorplans), 4,200 SF first floor commercial, 89 parking spaces, pool, and gym.

**Completion:** 2021

**Total Investment:** \$21.2M

**Developer:** Fountainhead Assets, Richmond-based



*On the Horizon*

### SOUTH FALLS TOWER 2

111 Hull St.

**New Construction:** 14-story residential building, 174 units, 246,000 SF, shared plaza deck and club room amenities with South Falls Tower 1.

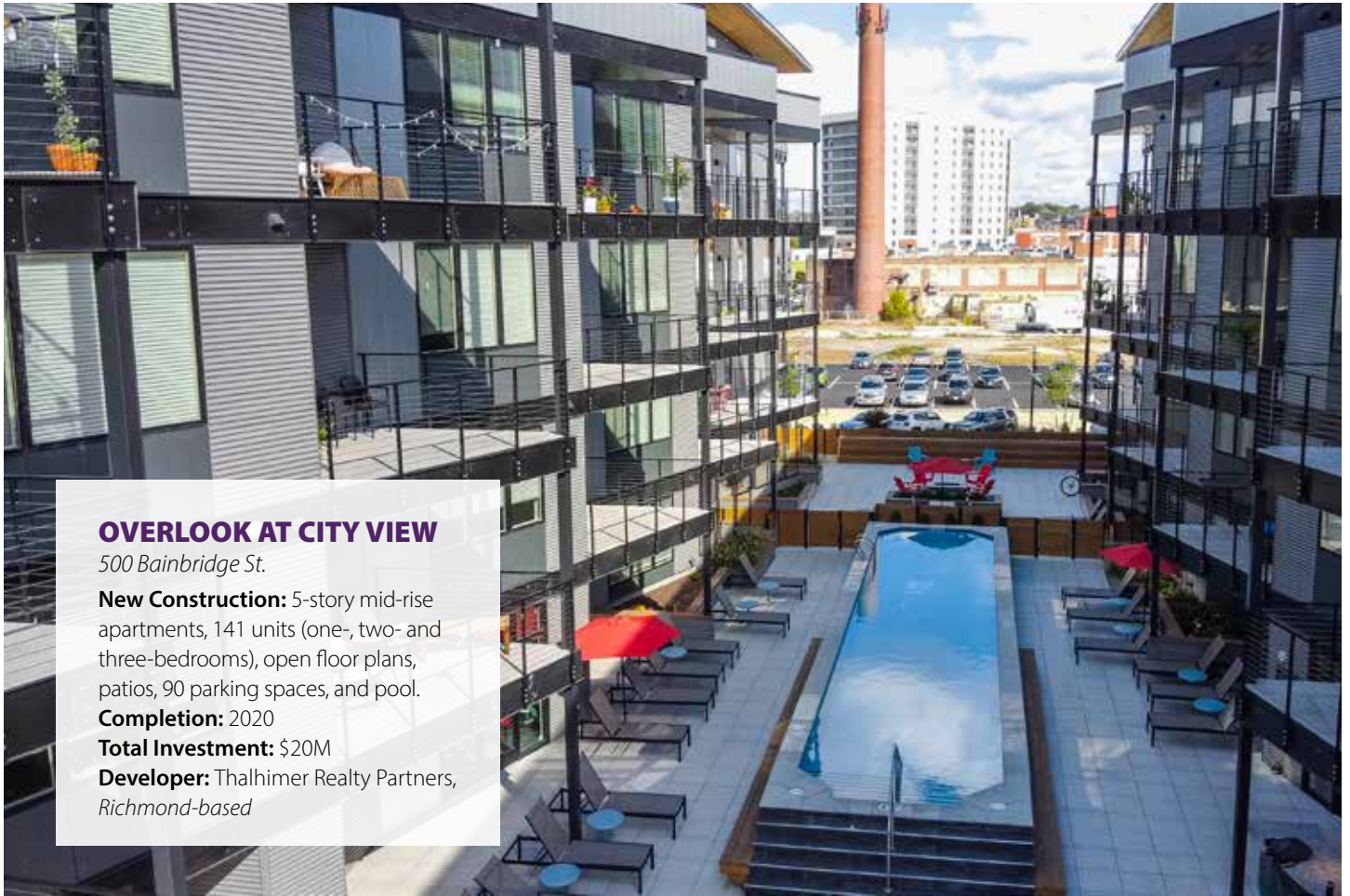
**Construction begins:** 2022

**Completion:** 2023

**Total Investment:** \$45M

**Developers:** WVS Companies and Fountainhead Real Estate Development, Richmond-based





### OVERLOOK AT CITY VIEW

500 Bainbridge St.

**New Construction:** 5-story mid-rise apartments, 141 units (one-, two- and three-bedrooms), open floor plans, patios, 90 parking spaces, and pool.

**Completion:** 2020

**Total Investment:** \$20M

**Developer:** Thalhimer Realty Partners, Richmond-based



### CITY VIEW ROW

16-84 W. 6th St.

**New Construction:** 20 modern three bedroom rowhouses with contemporary finishes, open floor plans, private rooftop decks, covered parking and nearby amenities.

**Completion:** 2019

**Total Investment:** \$4.5M

**Developer:** Thalhimer Realty Partners, Richmond-based



### CITY VIEW MARKETPLACE

505-609 Hull St.

**New Construction:** 15,000 SF of retail space, tenants include Stella's Grocery, Continental Restaurant, Virginia ABC Store and Meriel Salon.

**Completion:** 2021

**Total Investment:** \$4M

**Developer:** Thalhimer Realty Partners, Richmond-based



*On the Horizon*

**SOUTH FALLS TOWER 3**

111 Hull St.

**New Construction:** 12-story residential condominium building, 20 luxury condo units, and shared plaza deck and club room amenities with South Falls Tower 1 and 2.

**Construction begins:** 2022

**Completion:** 2023

**Total Investment:** \$12M

**Developers:** WVS Companies and Fountainhead Assets, *Richmond-based*



**RIVER ROW**

1406 Bainbridge St.

**New Construction:** 3-story building, 9 luxurious apartments, 6 two-bedroom townhouse style and 3 of these have rooftop terraces, 2 one-bedroom and 1 studio apartment.

**Completion:** 2019

**Total Investment:** \$1.5M

**Developer:** RJ Smith Cos., *Richmond-based*



**McRAE & LACY**

401-421 W 7th St.

**New Construction:** 3-4-story "for sale" luxury townhomes, 27 units with 3 bedrooms, 2-car garages, and outdoor terraces with view of the James River and Downtown skyline. Base prices start in the upper \$600,000s.

**Phase 1 Completion:** 2021

**Total Investment:** not disclosed

**Developer:** Eagle Construction, *Richmond-based*



*On the Horizon*

**PLANT ZERO**

13 E. 3rd St.

**New Construction:** 7-story residential apartment building, 235 units, 198,000 SF with 3,300 SF commercial space on Hull St., pool, gym, elevated plaza deck amenity space, dog run.

**Construction begins:** 2022

**Completion:** 2023

**Total Investment:** \$45M

**Developers:** WVS Companies and Fountainhead Assets, *Richmond-based*





## 1510 BAINBRIDGE ST.

**New Construction:** 2-story apartment building, 23 units (one- and two-bedrooms), 28 parking spaces.

**Completion:** 2021

**Total Investment:** \$3M

**Developer:** Corinthian Construction, Richmond-based



## MANCHESTER GREEN

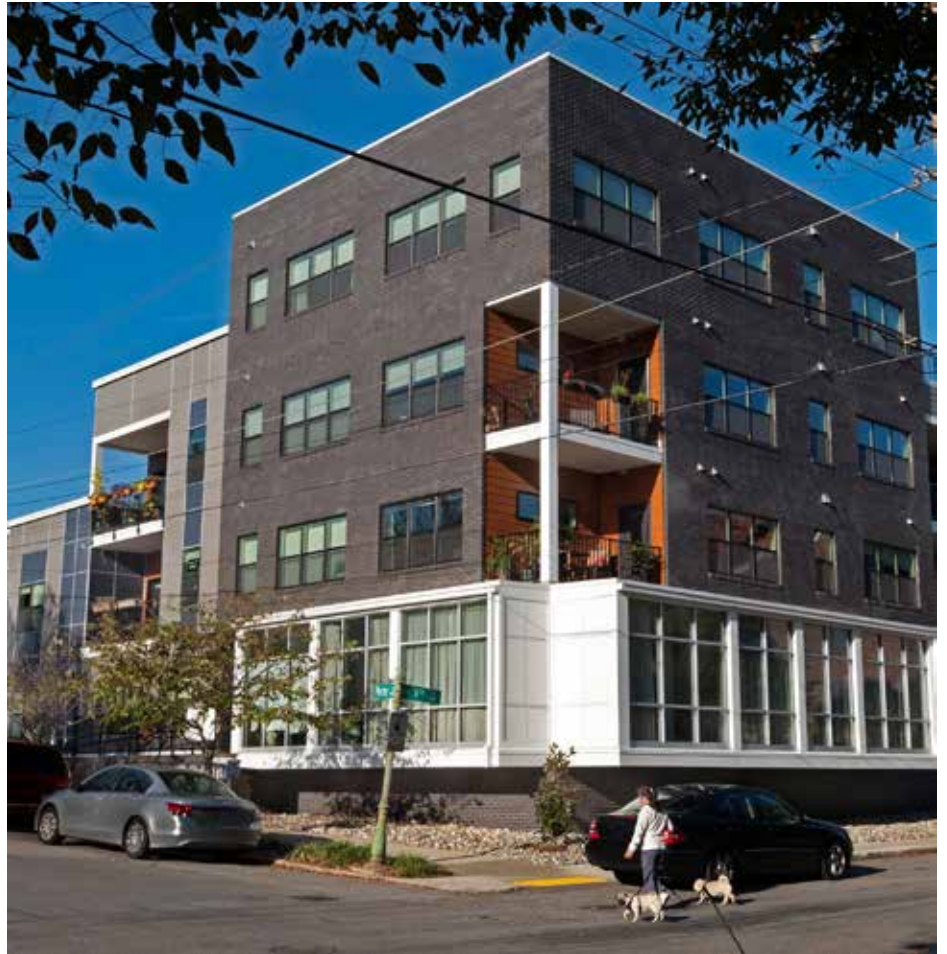
City block bound by Bainbridge, Porter, 12th and 13th

**New Construction:** 64 residential units (32 duplexes) .

**Completion:** 2021

**Total investment:** \$13.5M

**Developer:** Urban Development Associates, Richmond-based



## RICHMOND COHOUSING

901 Porter St.

**New construction:** 19 cohousing units (one-, two-, and three- bedrooms), large common area, kids room, and rooftop deck.

**Completion:** 2020

**Total Investment:** \$5.5M

**Developers:** Miller & Associates and Richmond Cohousing, Richmond-based



## TIDEWATER

700 Semmes Ave.

**New Construction:** 6-story building, 221 residential units (one- and two-bedroom floorplans), 333 car parking garage, 2,600 SF first floor commercial, approximately 8,000 SF of amenity space including fitness center, electric car charging stations, pet spa, bike shop, pool lounge, co-working space, and sky lounge with game room as well as over 8,000 SF exterior amenity spaces (elevated pool deck with lounge areas, outdoor fireplace, grill stations and rooftop deck views of the downtown skyline).

**Completion:** 2023

**Total Investment:** Not disclosed

**Developer:** The Beach Co., South Carolina-based





### RIVIERA AT SEMMES

1414 Semmes Ave.

**Historic Rehab:** Muse Brick buildings, 40 units.

**New Construction:** two 5-story buildings, 149 units (one-, two- and three-bedrooms), pool, fitness center, leasing office, and a new 1,325 SF restaurant. Total of 189 units.

**Completion:** 2021

**Total Investment:** \$27.3M

**Developers:** The Monument Companies and The Edison Company, *Richmond-based*



### On the Horizon

#### THE RAILS

104 E. 2nd St.

**Historic preservation of industrial warehouse and adaptive reuse into apartments:** 36,000 SF, 42 apartments.

**Completion:** 2022

**Total Investment:** not disclosed

**Developers:** Catalyst Development Co. and Blackwood Development Co., *Richmond-based*



### THE SPROUT SCHOOL

1101 Bainbridge St.

**Rehab:** Conversion of a 21,000 SF dormant church into a pre-school, office and retail or restaurant space.

**Completion:** 2020

**Total Investment:** \$3.5M

**Developer:** Corinthian Construction, *Richmond-based*





### RVA KIDS FIRST COLLABORATIVE

100 Everett St.

**Historic Rehabilitation:** 1-story, 14,820 SF commercial space, 45 parking spaces. Creative class A office space for three City of Richmond child-focused non-profits, who work with the City and Richmond Public Schools to support at-risk youth. The building includes numerous open collaborative spaces: dining and lounge area, training and private meeting spaces, and an outdoor patio.

**Total Investment:** \$3.7M

**Completion:** 2021

**Developer:** 7 Hill Advisors, Richmond-based



*On the Horizon*

### RIVERS EDGE II

310 W. Sixth St.

**New Construction:** 11-story tower, 344 apartments (one- and two-bedrooms), connected to Rivers Edge I by a 372 vehicle parking garage at the base of the building and by a 2,500 SF skybridge and patio at the top levels for gatherings. Amenities include pool, fitness center, business center, leasing office, bike parking and indoor and outdoor dog walks.

**Construction begins:** 2022

**Total Investment:** not disclosed

**Developers:** CMB Development and Purcell Construction, Richmond-based





## THE JAMESTOWN APARTMENT FLATS

500 W. 14th St.

**New Construction:** three 4-story residential buildings and three rows of 3-story townhomes, 269 residential units (studios, one-, two-, and three-bedroom floor plans), gated residential parking, 3 sky lounges, resort style amenities.

**Completion:** 2021

**Total Investment:** not disclosed

**Developers:** LIV Development/Fogelman Properties, *Alabama-based*



## MANCHESTER PARK PHASE 2

1200 McDonough St.

**New Construction:** 4-story building with a shared courtyard, 33 units and 4,000 SF first floor commercial.

**Completion:** 2020

**Total Investment:** \$7.5M

**Developers:** Macfarlane Partners and Corinthian Construction, *Richmond-based*



*On the Horizon*

## 1114 HULL ST.

**New Construction:** 5-story, 86 apartments (studio, one- and two-bedrooms), pool and outdoor courtyard.

**Construction begins:** 2022

**Total Investment:** not disclosed

**Developer:** Haris Design & Construction Company, *Maryland-based*



*On the Horizon*

## OVERLOOK II AT CITY VIEW

423 Hull St.

**New Construction:** 8-story apartment building, 271 units (one-, two- and three-bedrooms), 10,000 SF commercial space and 364 parking spaces, open floors plans, patios, courtyard, fitness room, pool, and a lounge on the top floor.

**Construction begins:** 2022

**Completion:** 2024

**Total Investment:** \$65M

**Developer:** Thalhimier Realty Partners, *Richmond-based*



# Shockoe Bottom

Photo by Kate Thompson



## POWER PLANT AT LUCKY STRIKE EXPANSION

2700 E. Cary St.

**Expansion:** Arts and Letters Creative Co.'s 2nd location in Richmond, 21,000 SF occupying the entire Power Plant building. According to Adweek they are the fifth fastest growing ad firm in the world. Their clients include NBC News, Google, ESPN and many other accounts.

**Completion:** 2020

**Total Investment:** not disclosed  
**Developers:** Macfarlane Partners and Property Results, Richmond-based



## THE COOPER LOFTS

11 S. 18th St.

**Renovation:** 3-story, 13,000 SF building, 13 apartments (one- and two- bedrooms), and 2,000 SF of commercial space.

**Completion:** 2020

**Developers:** Dodson Commercial and Pivot Development, Richmond-based



## MASONS' HALL RENOVATION

1807 E. Franklin St.

**Historic Rehabilitation:** 3-story building, 7,278 SF of space.

**Completion:** 2020

**Total Investment:** in excess of \$175,000

**Developers:** Historic Richmond Foundation, Richmond Randolph #19 and Masons' Hall 1785, Richmond-based





## MAIN 2525

2525 E. Main St.

**New Construction:** 8-story mixed-use, 216 apartments (studios, one- and two-bedrooms), 240 parking spaces in secure deck, 7,500 SF commercial space for Virginia ABC store, indoor bike storage, pool with renovated retro style 1949 Airstream, rooftop terrace and lounge. 20% of the units are designated for income-based residents at 80% of the area median income.

**Completion:** 2020

**Total Investment:** \$36M+

**Developers:** Macfarlane Partners and Property Results, *Richmond-based*



## PARK 14TH

323 S. 14th St.

**New Construction:** 210 space surface parking lot

**Completion:** 2020

**Total Investment:** \$2M+

**Developers:** Macfarlane Partners and Property Results, *Richmond-based*



## On The Horizon

### SHIPLOCK

2723 E. Cary St.

**New Construction:** 5-story on Cary Street side and 7 stories on Dock Street, 47 apartments (one- and two-bedroom), and 62 structured parking spaces.

**Construction begins:** 2022

**Completion:** not disclosed

**Total Investment:** not disclosed

**Developer:** Pareto LLC, *Richmond-based*





### ALLEY LOFTS

10 Walnut Alley

**Historic Rehabilitation:** 3-story building, 13,000 SF, 16 apartments.

**Completion:** 2022

**Total Investment:** \$3.45M

**Developers:** Historic Housing and Main Street RVA, Richmond-based



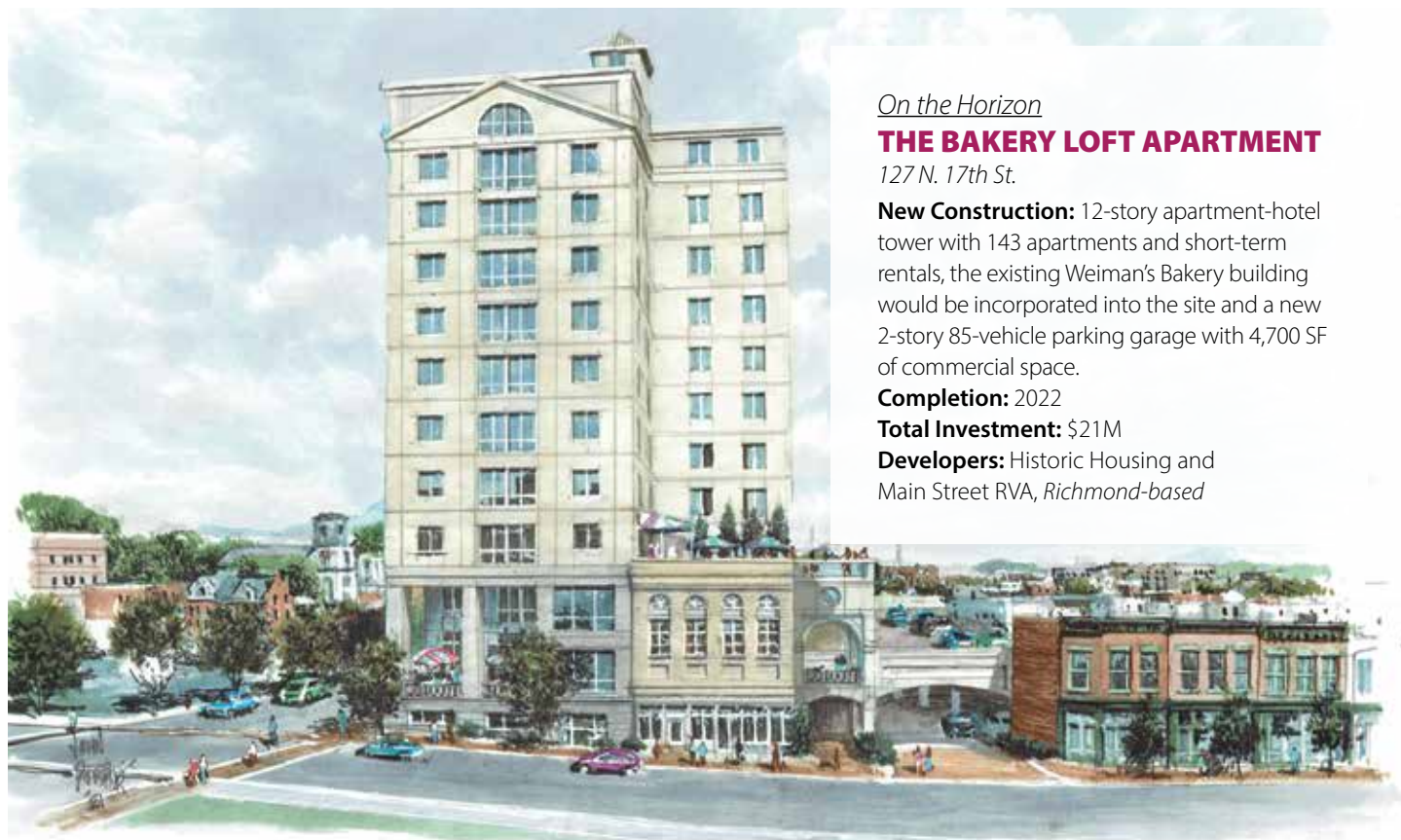
### RICHBRAU BREWING 2

5 S. 20th St.

**Historic Rehabilitation:** 4,300 SF building into a brewery and tasting room.

**Completion:** 2019

**Developer:** Matthew Mullet, Brian McCauley and Hank Schmidt, Richmond-based



*On the Horizon*

### THE BAKERY LOFT APARTMENT

127 N. 17th St.

**New Construction:** 12-story apartment-hotel tower with 143 apartments and short-term rentals, the existing Weiman's Bakery building would be incorporated into the site and a new 2-story 85-vehicle parking garage with 4,700 SF of commercial space.

**Completion:** 2022

**Total Investment:** \$21M

**Developers:** Historic Housing and Main Street RVA, Richmond-based





### **SHIPLOCK VIEWS**

*2801 E. Main St.*

**New Construction:** 5-story, 180-unit apartment building (one- and two-bedrooms), pool, fitness center and rooftop decks and club house.

**Under Construction:** 2021

**Total Investment:** \$35M

**Developers:** CMB Development and Purcell Construction, *Richmond-based*

## *Rocketts Landing*



### **BLOCK 8 APARTMENTS**

*4501 E. Main St.*

**New Construction:** 6-story, 199 apartment building, 248 parking spaces and 6,800 SF street-level commercial space.

**Completion:** 2023

**Total Investment:** \$45M

**Developers:** WVS Companies, *Richmond-based* and PRG Real Estate, *Pennsylvania-based*





# DESIGNED DOWNTOWN

*A sampling of Downtown Richmond products and*



## Bakeries

### EUROPA CRUST

1321 ½ E. Main St.

*Neighborhood: Financial District*

Europa Crust is a brand-new bakery offering an assortment of freshly made bread with a specialty in sourdough.

### SUGAR & SALT RVA

416 N. 2nd St.

*Neighborhood: Jackson Ward*

A premier bakery specializing in one-of-a-kind, custom cakes and confections of all kinds.

### WILDCRAFT FOCACCIA COMPANY

1303 Hull St.

*Neighborhood: Manchester*

Wildcraft Focaccia Company will warm your heart with their wide array of savory flatbreads, beautiful baking designs and more.

## Brews

### BRYANT'S CIDER

2114 E. Main St.

*Neighborhood: Shockoe Bottom*

Enjoy a glass of cider on the patio or relax inside their tasting tap room where you'll find their selection of small-batch, Virginia-made hard cider.

### RICHBRAU BREWING

5 S. 20th St.

*Neighborhood: Shockoe Bottom*

With a love for RVA and a passion for brewing, Richbrau celebrates the history of Richmond and beer by creating adventurous recipes inspired by the city's past.

### STONE BREWING

4300 Williamsburg Ave.

*Neighborhood: Rocketts Landing*

Explore the tap room and see where the beer is brewed at Stone Brewing's only East Coast facility featuring exclusive releases and year-round favorites.

## Handmade & Gifts

### LITTLE NOMAD

104 W. Broad St.

*Neighborhood: Arts District*

Little Nomad will delight children and parents alike with their collection of baby and children's clothing, books, toys and more.

### SHOCKOE BOTTOM CLAY

1714 E. Main St.

*Neighborhood: Shockoe Bottom*

This working studio and gallery showcases and sells the ceramic works of 30+ regional artists.

## Healthy Eats

### NATIVE PLATE

1203 E. Main St.

*Neighborhood: Financial District*

Native Plate is a colorful and cozy spot offering global street food with Asian and American influences using fresh ingredients in dishes like Duck Bao Buns, Sashimi, Bulgogi BBQ, Vietnamese Spring Rolls and more.

### SAADIA'S JUICEBOX

402 ½ N. 2nd St.

*Neighborhood: Jackson Ward*

Saadia's brings a plant-based menu with mindful ingredients and items like energy balls, raw juices, acai bowls and more.

## Home Goods & Furnishings

### FLOURISH SPACES

221A E. Clay St.

*Neighborhood: Jackson Ward*

A first-floor showroom featuring artwork, furnishings and textiles, libraries and a design studio for a truly customized experience.





# IN VN

businesses



## JOLENE

211 W. Broad St.

Neighborhood: Arts District

This artfully curated and thoughtfully sourced home goods shop brings the best of décor and entertaining accessories from independent makers and designers all over the world.

## THE SOMEDAY SHOP

22 E. Broad St.

Neighborhood: Arts District

A home goods store that sells handmade gifts, vintage wares and luxurious plants.

## Outdoors & Adventure

### JOURNEYMAN'S ADVENTURE CO.

115 N. 18th St.

Neighborhood: Shockoe Bottom

This neighborhood bike shop offers everything you need to build the ultimate bike from scratch and specific to your adventure style and top-of-the-line accessories to optimize your outdoor experience.

### TRAIL HUT

114 N. 2nd St.

Neighborhood: Monroe Ward

Trail Hut makes outdoor adventure sustainable and accessible by selling quality used gear and apparel for a great price.

## Skincare & Self-care

### ADIVA NATURALS

1802 E. Franklin St.

Neighborhood: Shockoe Bottom

Browse natural products like bath bombs, hair care, skincare sets and more from this multicultural, and locally made, brand.

### MAVEN MADE

1321 ½ E. Main St.

Neighborhood: Financial District

This woman-owned and queer-owned brand and business provides plant-based skincare and wellness products ranging from serums to body elixirs.

## Staying Active

### HOURLY CYCLE STUDIO

715 E. Fourth St.

Neighborhood: Manchester

Hour Cycle Studio focuses on bringing the world of cycling to a more diverse audience and breaking down the barriers that keep Black riders at a beginner level from exploring the benefits of indoor stationary cycling by providing an inclusive environment.

## Sweets

### CHARM SCHOOL SOCIAL CLUB

311 W. Broad St.

Neighborhood: Arts District

This neighborhood ice cream scoop shop brings the classics, eclectic flavors and vegan offerings for all ice cream lovers.

### SWEET SPOT ICE CREAM

6 N. 18th St.

Neighborhood: Shockoe Bottom

48+ flavors offer 300+ possibilities at this sweet shop where you'll find ice cream, smoothies, coffee and more.

### WHISK

2100 E. Main St.

Neighborhood: Shockoe Bottom

French-inspired pastries, bread, espresso, coffee, sandwiches and unique offerings like monthly macaron memberships, custom cakes and classes.





Current CoStar Research Headquarters



CoStar Global Research Headquarters



CoStar Global Research Headquarters

## On the Horizon

### **COSTAR GLOBAL RESEARCH HEADQUARTERS EXPANSION**

600 Tredegar St.

**New construction:** 26-story corporate campus headquarters for research and data analytics on 4 acres adjacent to its current facility along Downtown's riverfront, 750,000 SF LEED-certified platinum space for office and retail and a 6-story multipurpose building as a central location for employee amenities including conference facilities, fitness and wellness, auditorium, and mixed-use retail and restaurant. The project will include 2.6 acres of gardens and outdoor venues and an outdoor amphitheater. CoStar will create 2,000 new high-quality jobs.

**Total Investment:** \$460M

### **COSTAR RESEARCH HEADQUARTERS**

501 S. 5th St.

**Purchased headquarters building:** 9-story, 310,000 SF office.

**Completion:** 2021

**Total Investment:** \$130M

### **COSTAR RESEARCH HEADQUARTERS EXPANSION**

Pattern Building

470 Tredegar St.

**Leased:** 13,000 SF office.

**Completion:** 2021

### **COSTAR RESEARCH HEADQUARTERS EXPANSION**

Riverfront Plaza

**Subleased:** 51,000 SF office.

**Completion:** 2021





## VIRGINIA WAR MEMORIAL EXPANSION

721 S. Belvidere St.

**New Construction:** 26,500 SF expansion for educational facilities, offices, a 300 seat auditorium, a memorial honoring veterans from the Global War on Terror and a 170 space parking deck.

**Completion:** 2019

**Total Investment:** \$26M

**Developer:** Virginia War Memorial, *Richmond-based*



## AMERICAN CIVIL WAR MUSEUM EXPANSION

500 Tredegar St.

**New Construction:** 2-story, 29,000 SF facility expansion at Historic Tredegar with expanded exhibit space, an experience theater, improved storage and preservation areas for Civil War artifacts.

**Completion:** 2019

**Developer:** American Civil War Museum, *Richmond-based*

## THE FOUNDRY AT TREDEGAR

500 Tredegar Street

**Historic Renovation:**

1-story building, 6,500 SF, event space with large exterior patios.

**Completion:** 2021

**Total Investment:** not disclosed

**Developer:**

NewMarket Corporation, *Richmond-based*



Casa Del Barco @ Canal Walk reinvents its patio into a 15,000 SF outdoor dining area and 15,000 SF bar/lounge area.



## 3011-3021 DOCK ST.

**Acquisition of Riverfront Parkland:** 5.2 acres of land acquired and will be placed under a conservation easement for a city-owned park, establish new riverfront access and educational opportunities, and enhance the Richmond section of the Virginia Capital Trail.

**Completion:** 2021

**Total Investment for Acquisition:** \$5.1M

**Developers:** Capital Region Land Conservancy, in partnership with The Conservation Fund, James River Association, and City of Richmond, *Richmond-based*



# Financial District



## MUTUAL BUILDING

909 E. Main St.

### Adaptive Re-use of Office Tower:

13-story, 152,000 SF, 170 market-rate apartments (studios, one- and two-bedrooms), 4,000 SF commercial, 160 parking spaces.

### Under construction

**Total Investment:** not disclosed

**Developers:** Landmark Property Services and The Wilton Companies, Richmond-based



## MOXY HOTEL

501 E. Franklin St.

**Adaptive Re-use of Office Tower:** 8-story, 48,000 SF, Moxy Hotel by Marriott with 100 rooms.

**Completion:** 2022

**Total Investment:** \$15M

**Developer:** Shamin Hotels, Richmond-based

## JAMES CENTER RENOVATION

1051 E. Cary St.

**Renovation of 1,000,000 SF in 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.

**Completion:** 2020

**Total Investment:** \$30M

**Developer:** Riverstone Group, Richmond-based



## CENTENNIAL TERRACE

507 E. Main St.

**New Construction:** 6-story building, 47,800 SF, 53 apartments (studios and one-bedroom), rooftop fitness room, rooftop terraces, 2,100 SF retail and 25 on-site parking spaces.

**Completion:** 2021

**Total Investment:** not disclosed

**Developer:** Goodstein Development Corp., New York-based





### RESIDENCES AT RICHMOND TRUST APARTMENTS

629 E. Main St.

**Adaptive Re-use of Office Tower:** 12-story, 116,315 SF, 188 market-rate apartments (studios, one- and some two-bedroom units) with premium finishes, co-working space, state-of-the-art fitness center and a rooftop lounge.

**Completion:** 2022

**Total Investment:** \$42M

**Developer:** Douglas Development Corp., Richmond/Washington, D.C.-based



### 600 CANAL PLACE

600 E. Canal St.

**New Construction:** 20-story, 960,000 SF, Dominion Energy Inc. office tower, 17 office floors, retail space, 6-level parking deck with a one-acre rooftop garden. LEED Gold. Joint venture with Hourigan Construction and Clayco Inc.

**Completion:** 2019

**Total Investment:** not disclosed

**Developer:** Dominion Energy Inc., Richmond-based



### STUMPF FLATS ON MAIN APARTMENTS

728 E. Main St.

**Historic rehab:** 7-story building, 24 one-bedroom apartments, 2,300 SF street level commercial space.

**Completion:** 2020

**Total Investment:** \$7.5M

**Developer:** Douglas Development Corp., Richmond/Washington, D.C.-based



# Arts District | Broad Street

## COMMON HOUSE

303-305 W. Broad St.

**Historic Rehabilitation:** 6-story, 28,000 SF building converted into a social club complete with co-working space, conference rooms, a podcast studio, screening room, restaurant and bar, event space with an attached courtyard with a retractable roof, rooftop bar and pool. In 2021 Common House opened Birdie's, an intimate 27-seat café, oyster bar, and wine cellar located in Common House on the first floor, opened to members and the public.

**Completion:** 2020

**Total Investment:** not disclosed

**Developer:** 305 W. Broad LLC, Richmond-based







## THE MEZZO AT CITY CENTER

17 W. Broad St.

**Historic Rehabilitation:** Four 6-story buildings (floors vary depending on the building, as The Mezzo spans the bulk of the city block), 91,811 SF of residential, 102 units and 25,000 SF of street-level commercial space with 6 tenants.

**Completion:** 2019

**Total Investment:** not disclosed

**Developer:** SNP Properties, Richmond-based



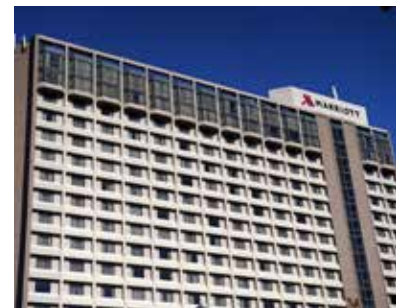
## 24 E. BROAD ST.

**Historic Rehabilitation:** 3-story building, 8,100 SF building into 10 residential units and 1,000 SF street-level commercial space.

**Completion:** 2021

**Total Investment:** not disclosed

**Developer:** SNP Properties, Richmond-based



## MARRIOTT RICHMOND

500 E. Broad St.

**Renovation:** 413 guest rooms, lobby, fitness center, Fall Line Kitchen & Bar: a new free-standing 3,400 SF restaurant with patio seating, and a Starbucks.

**Completion:** 2020

**Total investment:** not disclosed

**Developer:** Apple Hospitality REIT, Richmond-based



# Arts District | Jackson Ward



## DR. WILLIAM HUGHES HOUSE

508 Saint James St.

**Historic Preservation and Rehabilitation:** 4-story home including basement and attic, 10,000 SF with four rental units (one two-bedroom and two with three-bedrooms).

**Completion:** 2021

**Total Investment:** \$1.1M

**Developer:** L&Z Historic LLC, Richmond-based



## VAN DE VYVER APARTMENT HOMES

701 N. 1st St.

**New Construction:** 3 buildings for mixed-income and mixed-infill development, 82 mixed-income apartments, 36 affordable units, and 6,000 SF retail space. Amenities include business center, fitness center, bike storage, dog wash station, outdoor patio, and community room.



## THE ROSA

744 N. 2nd St.

**New Construction:** 4-story building, 72 homes for low-income senior apartments, outdoor patio space, business center, arts and craft room, fitness center, and multi-purpose room.

**Completion:** 2020

**Total Investment:** \$30M

**Developer:** Enterprise Community Development, Maryland-based



## THE PENNY AT JACKSON WARD

2 W. Marshall St.

**New Construction:** 6-story mixed-use development, 166 luxury apartments, courtyard with pool, fitness center, restaurant, and structured parking with 158 spaces.

**Completion:** 2019

**Total Investment:** not disclosed

**Developer:** SNP Properties, Richmond-based

Photo by Rocket Pop





## BROOK AND WEST MARSHALL INTERSECTION REDESIGNED

The intersection of Brook Road and West Marshall Street was transformed with three placemaking projects consisting of a custom-designed parklet, pedestrian plaza, and intersection mural designed to slow down traffic. The redesigned area provides space for community gatherings and art appreciation.

The project was funded by Bloomberg Philanthropies, the City's Public Art Commission, and Venture Richmond. City of Richmond staff from Planning and Development Review, the Department of Public Works, the Department of Public Utilities and the Public Art Commission worked alongside Venture Richmond to make the project possible. Additional project partners include ART 180, Big Secret, CB Chandler Construction, Cite Design, Gallery5, LaDIFF, Richmond Toolbank, Vanderbilt Properties, and Walter Parks Architects.



### *On the Horizon*

## CAMEO HOUSE

30 W. Jackson St.

**New Construction:** 3-story building, 76,500 SF, 67 apartments for low-income households making 30-60% of the average household income (one-, two-, and three-bedrooms), community space, rooftop garden, all units with balconies, energy efficiencies, bike storage, healthy indoor air quality, playground, and off-street parking.

**Completion:** 2022

**Total Investment:** \$17M

**Developer:** Better Housing Coalition, *Richmond-based*





# Arts District | Monroe Ward

## THE EDGAR AT LINDEN ROW

114 E. Franklin St.

**Historic Renovation:** 3-story building, 8,000 SF house, 11 apartments (studio and one-bedroom).

**Completion:** 2021

**Total Investment:** \$2M

**Developer:** Douglas Development Corp., Richmond/Washington, D.C.-based



## ONE CANAL

118 S. 1st St.

**New Construction:** 7-story, 138 apartments (one- and two-bedrooms), 2,500 SF street-level commercial, 93 structured parking spaces.

**Completion:** 2022

**Total Investment:** \$35M

**Developer:** Bank Street Advisors, Richmond-based



## YWCA

6 N. 5th St.

**Historic Renovation:** 4-story building, 15,430 SF, full interior renovation, infilling portion of existing track above gym to create additional program floor space, restoration of historic elements, and new handicap lifts to improve accessibility.

**Completion:** 2021

**Total Investment:** not disclosed

**Developer:** YWCA, Richmond-based



# Capitol Square

## CAPITOL SQUARE ENHANCEMENTS

901 E. Broad St.

**New construction:** 14-story above ground, one below; 430,000 SF, General Assembly Building (GAB) connected by a tunnel to a 500-vehicle parking deck at 801 E. Broad and by another tunnel to the underground Capitol extension. Four floors are for public spaces, cafeteria, and meeting rooms and the rest are for legislative and staff offices. Historic preservation of the 1912 façade of the Life Insurance Company of Virginia, formerly Richmond Freedman's Bank, is being incorporated into the new building.

**Phased Completion:** 2022 (building) and 2023 (tunnel to building).

**Renovations:** Old City Hall (National Historic Landmark) and Morson's Row (National Register of Historic Places) are undergoing extensive renovations as well as renovating the Ferguson Building on the east end of Capitol Square to be used as a K9 training facility for the Division of Capitol Police.

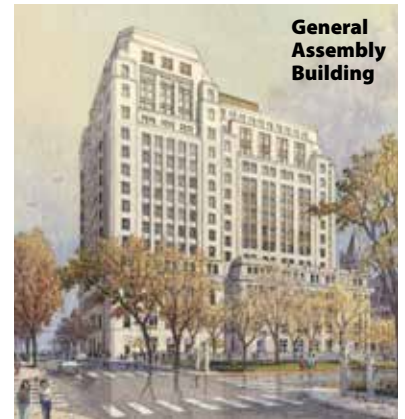
**Completion:** 2022

**Enhancements:** new vehicular gate, as well as additional security features including a new security post, added to North Drive and beautification on the 9th Street east sidewalk adjacent to Capitol Square, including a new sidewalk.

**Completion:** 2021

**Total Investment:** \$300M+

**Developer:** Commonwealth of Virginia



## BioTech



### DOWNTOWN CAMPUS – REYNOLDS COMMUNITY COLLEGE

700 E. Jackson St.

**Renovation:** 18,000 SF, state-of-the-art instructional laboratories, including a simulated operating room and nursing simulation center, interdisciplinary anatomy and physiology lab housing Anatomage tables and SynDavers, technology and cybersecurity hub, and HVAC, Electrical and Plumbing Skilled Trades lab.

**Completion:** 2022

**Total Investment:** \$2M+

**Developer:** Reynolds Community College, Richmond-based



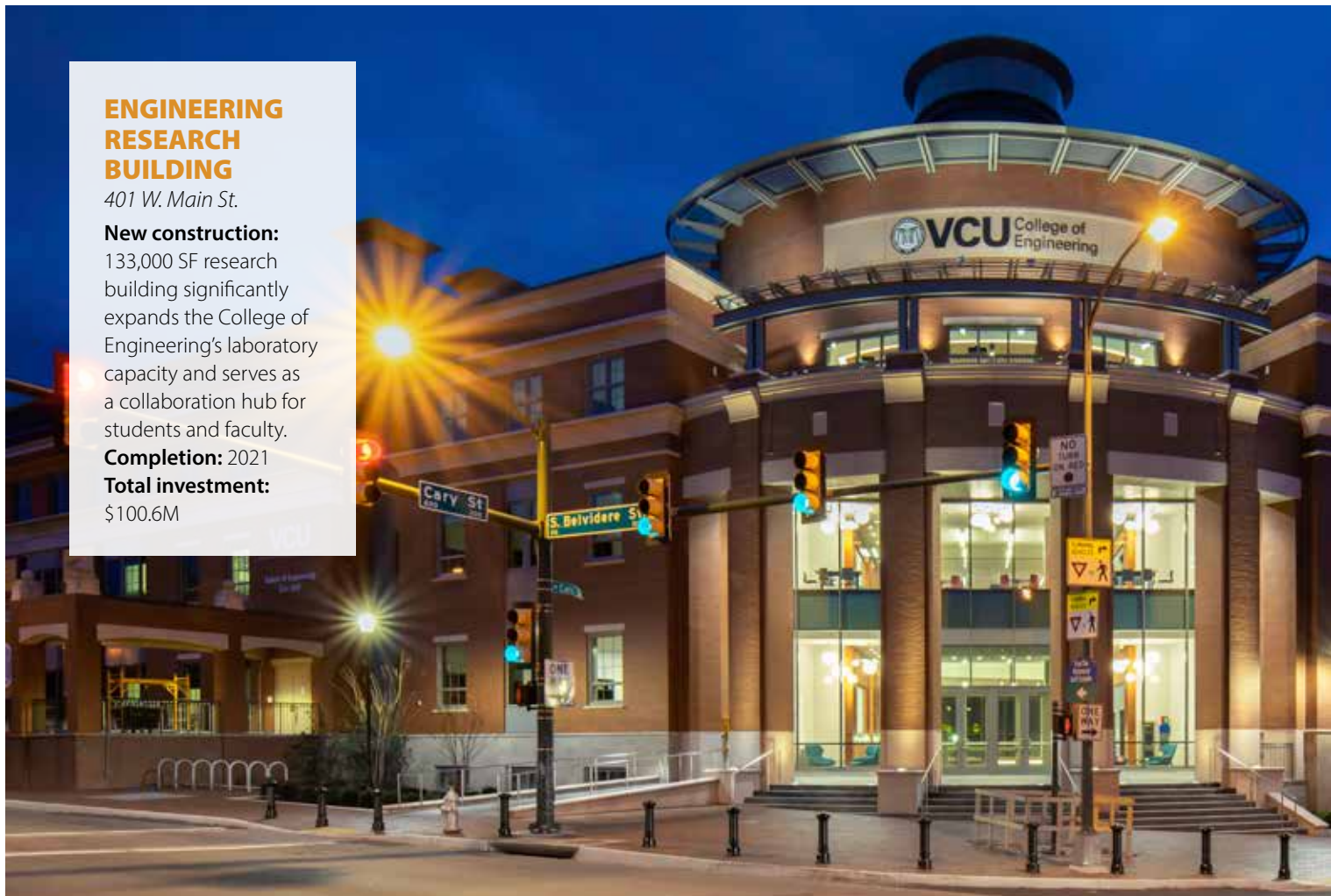
## ENGINEERING RESEARCH BUILDING

401 W. Main St.

**New construction:**  
133,000 SF research building significantly expands the College of Engineering's laboratory capacity and serves as a collaboration hub for students and faculty.

**Completion:** 2021

**Total investment:**  
\$100.6M



## COLLEGE OF HEALTH PROFESSIONS BUILDING

900 E. Leigh St.

**New construction:**  
8-story, 154,000 SF building includes classrooms, study areas, an auditorium, a patio, a "smart apartment" and an anesthesia simulation suite. It is LEED Silver certified.

**Completion:** 2019  
**Total investment:**  
\$87.3M







## STEM BUILDING

805 W. Franklin St.

**New construction:** 168,000 SF Science, Technology, Engineering and Mathematics (STEM) Building will provide modern teaching labs and classrooms for the College of Humanities and Sciences.

**Completion:** 2023

**Total Investment:** \$124M



## VCU COLLEGE OF ENGINEERING MAKER GARAGE

12 W. Cary St.

**Rehabilitation:** 4,000 SF with state-of-the-art traditional and advanced manufacturing capabilities for faculty and students.

**Completion:** 2019



## SCOTT HOUSE

909 W. Franklin St.

**Renovation:** The 1911 Scott House, 3-story, 18,746 SF, Beaux Arts style mansion that is listed in the National Register of Historic Places. The renovated interior provides multifunctional space to host university and visiting groups on the main floor as well as administrative and meeting spaces on the second and third floors.

**Completion:** 2020

**Total investment:** \$7M





## On the Horizon

### VCU HEALTH MIXED-USE DEVELOPMENT

510 N. 10th St.

**Demolition:** City Public Safety Building block.

**New Construction:** 20-story, 500,000 SF mixed-use tower, 90,000 SF class A office, 1,200 structured parking spaces; 150,000 SF for administrative and office space for VCU Health, provide new facilities for two local non-profits, The Doorways will have 125,000 SF and 145 guest rooms, Ronald McDonald House Charities of Richmond will have 65,000 SF and 60 guest rooms, 35,000 SF for childcare for VCU employees with 20% of the slots for city residents, 20,000 SF for street-level retail, and the reconnection of Clay St. between 9th and 10th streets. Developers have agreed to at least 40% minority participation for constructions and operations of the building.

**Construction begins:** 2022

**Completion:** 2024

**Total Investment:** \$325M

**Developer:** Capital City Partners LLC, Richmond/Northern Virginia-based



### INPATIENT CHILDREN'S HOSPITAL — CHILDREN'S HOSPITAL OF RICHMOND AT VCU

1001 E. Marshall St.

**New construction:** 16-story, 500,000 SF, state-of-the-art inpatient facility includes 72 private inpatient beds, all private rooms, emergency department, Level I pediatric trauma center, helipad and convenient parking in the building.

**Completion:** 2023

**Total Investment:** \$400M+

### ADULT OUTPATIENT PAVILION

1001 E. Leigh Street

**New construction:** 17-story, 615,000 SF building and a parking deck with more than 1,000 spaces. Most of VCU Massey Cancer Center's outpatient services provided

downtown will be consolidated in the new building, including medical, surgical and radiation oncology clinics and oncology infusion. The new pavilion will also house medicine infusion, women's health services and a majority of the specialty outpatient clinics currently located at VCU Health's Ambulatory Care Center, Nelson Clinic and North Hospital. Also included are an on-site laboratory, pharmacy and medical imaging service.

**Completion:** 2021

**Total Investment:** \$383.9M







# MEET THE FACES OF YOUR DOWNTOWN

Downtown Richmond is not only home to our historic state Capitol, the Federal Reserve Bank of Richmond and major corporations, but also to hundreds of small businesses, non-profits and cultural institutions. Most of our small businesses have survived COVID and many have reinvented themselves. As we see the business and leisure travel markets rebound, and weddings and events coming back stronger than ever, we are happy to see more and more visitors Downtown. Combined with employees who are returning to offices, all of this means more people who are supporting our restaurants and small businesses that make up our vibrant and thriving Downtown.



**We hope you will visit Downtown Richmond soon and explore our galleries, restaurants, shops, hotels, attractions, and other small businesses. The business owners are our friends and neighbors. And they are the faces of your Capital city.**

**#MeetMeDowntown**





## TODAY, WE'RE LIVING IN THE CREATIVE AGE.

An age where success is determined not by physical assets but by intellectual capital — by the ability to challenge conventional wisdom, envision never before-seen possibilities, and bring them to life.

Just as creativity is the fuel for individual achievement, it is also the key ingredient for a successful city.

Today's creative city attracts innovative people and businesses with new experiences and ideas in every aspect of personal and professional life.

**It is Richmond.**

**It is RVA.**

RVA has a commitment to challenging convention, a rich history of ideas and an environment that helps make it happen.

RVA has an authentic history of innovation and creativity. This is the city where Thomas Jefferson wrote a statute guaranteeing religious freedom, Maggie Walker (a child of slavery) became the country's first female bank president, Patrick Henry declared liberty or death, Bill "Bojangles" Robinson took dancing to new heights, and Arthur Ashe changed tennis forever.

The story of our past, our present and our future is the story of creativity in action. And that creativity is rooted in **RVA Downtown.**

*on the cover:*

**Common House Richmond**

cover photo by Jay Paul

Interior photos and images provided by Jay Paul and building developers



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richmond

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