



RVA

**DOWNTOWN'S
TRANSFORMATION**

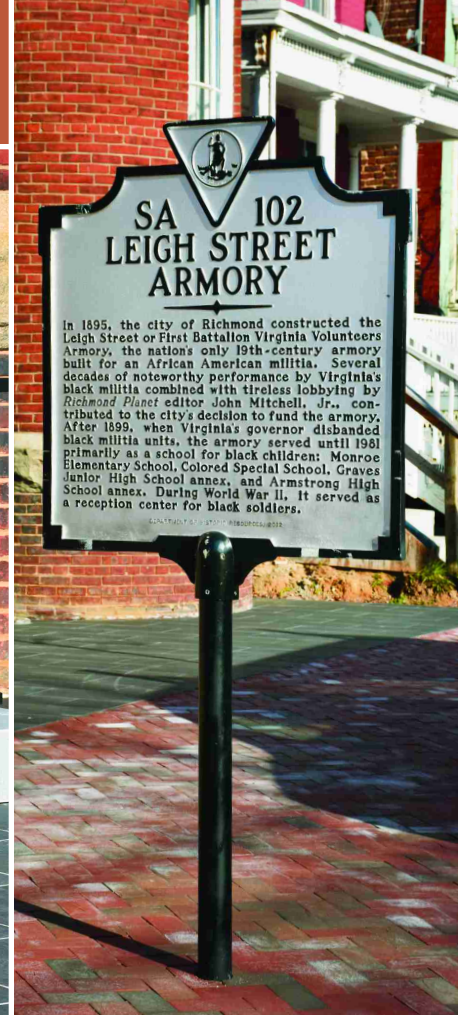
FEATURING 50+ DEVELOPMENTS COMPLETED IN 2015 OR UNDERWAY IN 2016

\$1.035 Billion+ Investment / 2,149 Lofts / 850,000+ SF Commercial / 640,000 SF Medical

628,000+ SF Arts & Education / 369 Hotel Rooms / Living Quarters for 411 VCU Students / 52 Mile Bike Trail

Produced by Venture Richmond

JACKSON WARD



THE BLACK HISTORY MUSEUM AND CULTURAL CENTER ARTS DISTRICT/ JACKSON WARD

122 W. Leigh Street

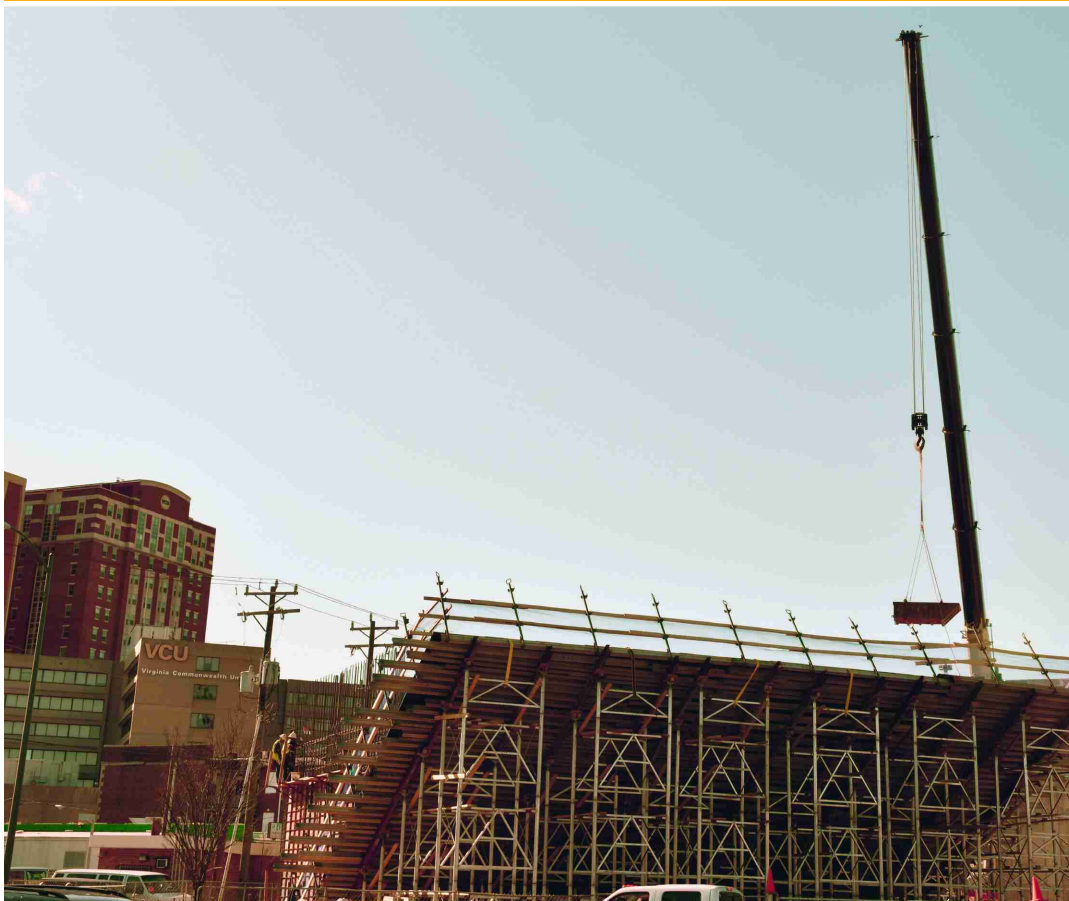
ADAPTIVE REUSE AND EXPANSION:

Historic Leigh Street Armory building into 20,000 SF of exhibition and community gathering space.

Completion: 2016

Total investment: \$8.5 million

blackhistorymuseum.org



VCU INSTITUTE FOR CONTEMPORARY ART

Arts District
601 W. Broad Street

NEW CONSTRUCTION: 41,000 SF, non-collecting museum with gallery space, outdoor installation space, a 250-seat auditorium, gift shop, café, executive office space, and entry hall appropriate for exhibitions, installations and social events. Project is designed by internationally renowned architect Steven Holl.

Completion: 2017
Total investment: \$35 million

ica.vcu.edu



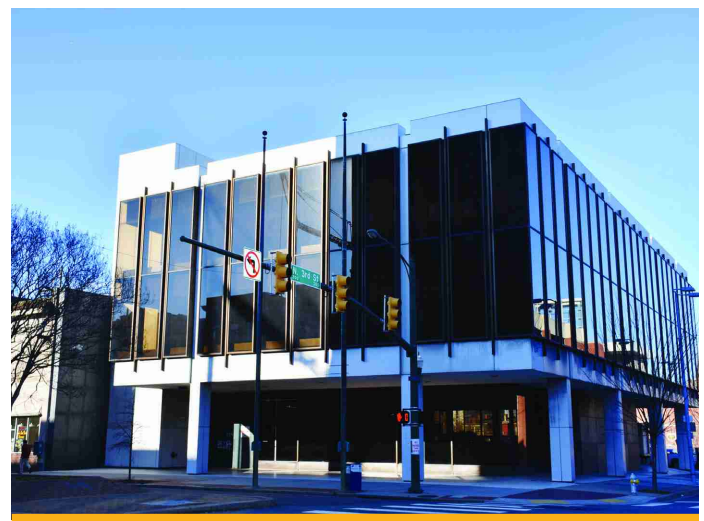
VCU REAL ESTATE FOUNDATION (former Media General Building)

Arts District
111 4th Street

ACQUISITION AND RENOVATION: 36,369 SF office building for Alumni Relations.

Completion: 2016
Total investment: \$5.5 million acquisition and renovation

vcu.edu



VCU POLICE STATION

Arts District
224 E. Broad Street

RENOVATION: Approximately 30,000 SF office building for VCU Police with state-of-the-art shooting range in basement.

Completion: 2016
Total investment: \$3.5 million

vcu.edu

GRACE AND BROAD RESIDENCE CENTER

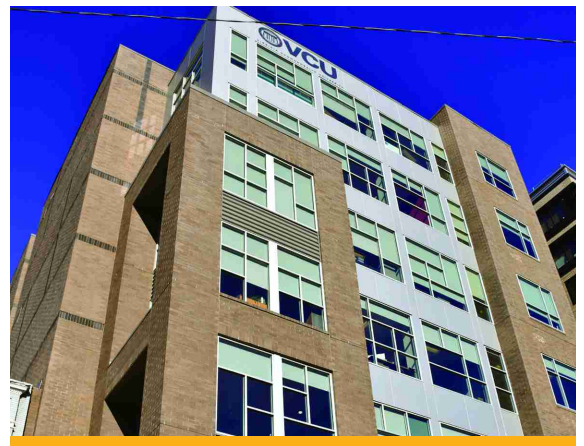
Monroe Park Campus
500 N. Harrison Street

NEW CONSTRUCTION: Two, five-story, mixed-use buildings, totaling approximately 173,146 SF. The housing/residential component includes upper-class housing with 411 beds, primarily in four-bedroom apartments. The first floor of each building includes a lobby, administrative/faculty offices and Living/Learning academic space focused on “leadership,” “innovation,” and “entrepreneurship.” LEED Silver certified student housing apartment facilities (design/build).

Completion: 2015

Total investment: \$36 million

vcu.edu



VCU REAL ESTATE FOUNDATION GRACE STREET OFFICE/CLASSROOM BUILDING

Monroe Park Campus
912 W. Grace Street

NEW CONSTRUCTION: 78,000 SF office building with ground floor commercial retail space, Walmart, and classrooms.

Completion: 2015

Total investment: \$15.2 million

vcu.edu



VCU CABELL LIBRARY INFORMATION COMMONS

Monroe Park Campus
901 Park Avenue

ADDITION AND RENOVATION:
93,000 SF of new construction.
63,000 SF of improvements to
the existing building.

Completion: 2016
Total investment: \$50.8 million

library.vcu.edu



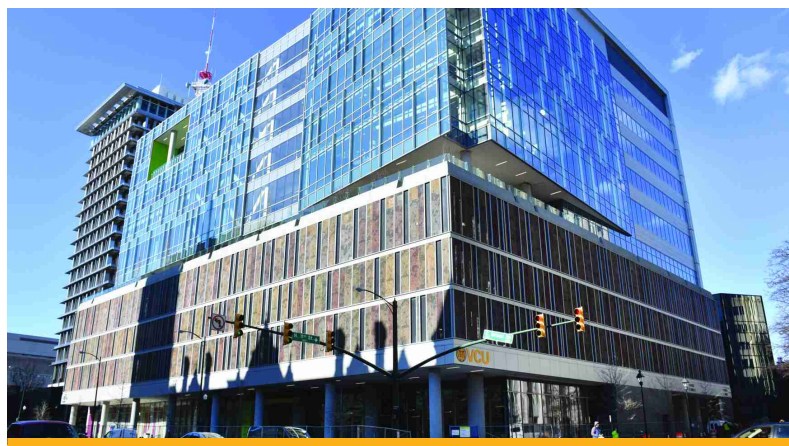
VCU BASKETBALL DEVELOPMENT CENTER

1328 W. Marshall Street

NEW CONSTRUCTION: 60,000 SF, state-of-the-art basketball practice facility with courts and viewing decks for both the men's and women's basketball programs, locker rooms, strength and conditioning center, training room with hydrotherapy room and video viewing rooms.

Completion: 2015
Total investment: \$25 million

vcu.edu



VCU HEALTH SYSTEM CHILDREN'S HOSPITAL OF RICHMOND PAVILION

VCU Medical Center
1001 E. Marshall Center

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

Completion: 2016
Total investment: \$200 million

chrichmond.org

MANCHESTER



1001 BAINBRIDGE STREET

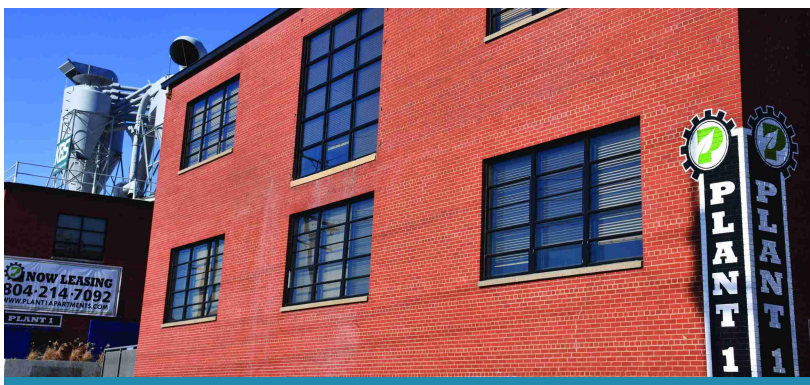
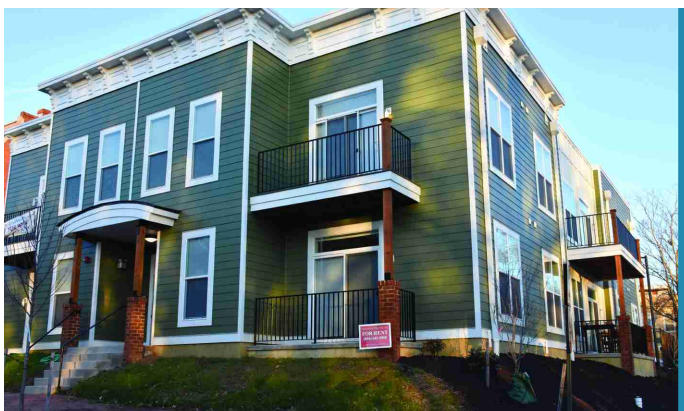
Manchester

NEW CONSTRUCTION: 12 units: eight units with one bedroom and four units with two large bedrooms. Each unit has outdoor space, spacious closets, energy-efficient insulation, and HVAC systems. The two-bedroom units have large rooftop patios as well as smaller balconies.

Completion: 2015

Total investment: \$1.2 million

robinmillerassociates.com
moroeproperties.com



PLANT 1

Manchester
403 Stockton Street

HISTORIC REHAB: 134 apartments, mix of one- and two-bedroom units, a rooftop deck, unique floor plans and many units have patios, fire pits, and gas grills.

Completion: 2015

Total investment: \$20.4 million

larson-development.com



TEXTILE LOFTS @ PLANT ZERO

Manchester
601 Stockton Street

HISTORIC REHAB: 12 apartments, 25 parking spaces. Amenities include pool access, clubroom, and fitness center.

Completion: 2015

Total investment: \$2 million

fountainheadrva.com
plumgt.com



MANCHESTER PARK

Manchester
McDonough Street
(between 13th and 14th Streets)

NEW CONSTRUCTION: 24 multifamily units (12 townhome units and 12 apartment units), 3,000 SF of retail/office commercial space on the corner of 13th Street and McDonough Street.

Completion: 2016
 Total investment: \$3.9 million

7WEST

Manchester
510 W. 7th Street

NEW CONSTRUCTION: 12 luxury, three-story townhomes overlooking the James River. Units just under 3,000 SF with two or three bedrooms and two or three baths. Top of the line finishes. Appliances and elevators are optional. Sweeping panoramic views of the river and skyline. Prices start at \$700,000.

Phased completion, phase 1: 2016
 Total investment: \$8.4 million

7Westrva.com



1109 & 1111 PORTER STREET

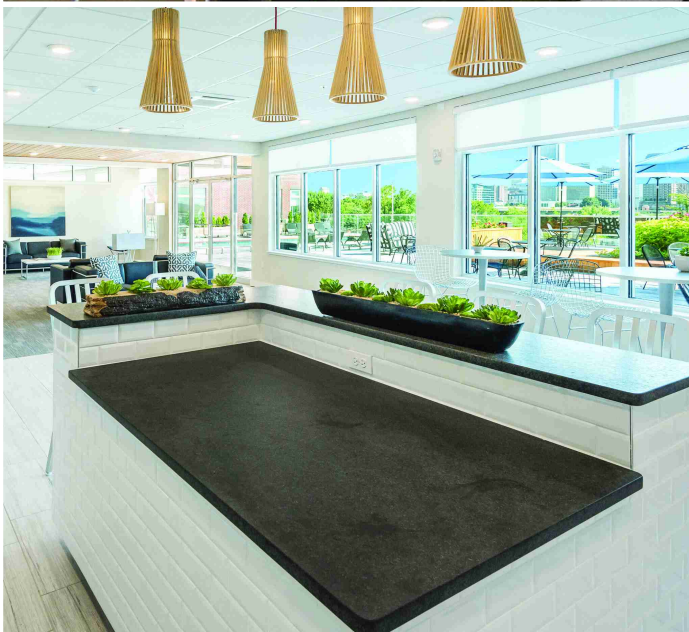
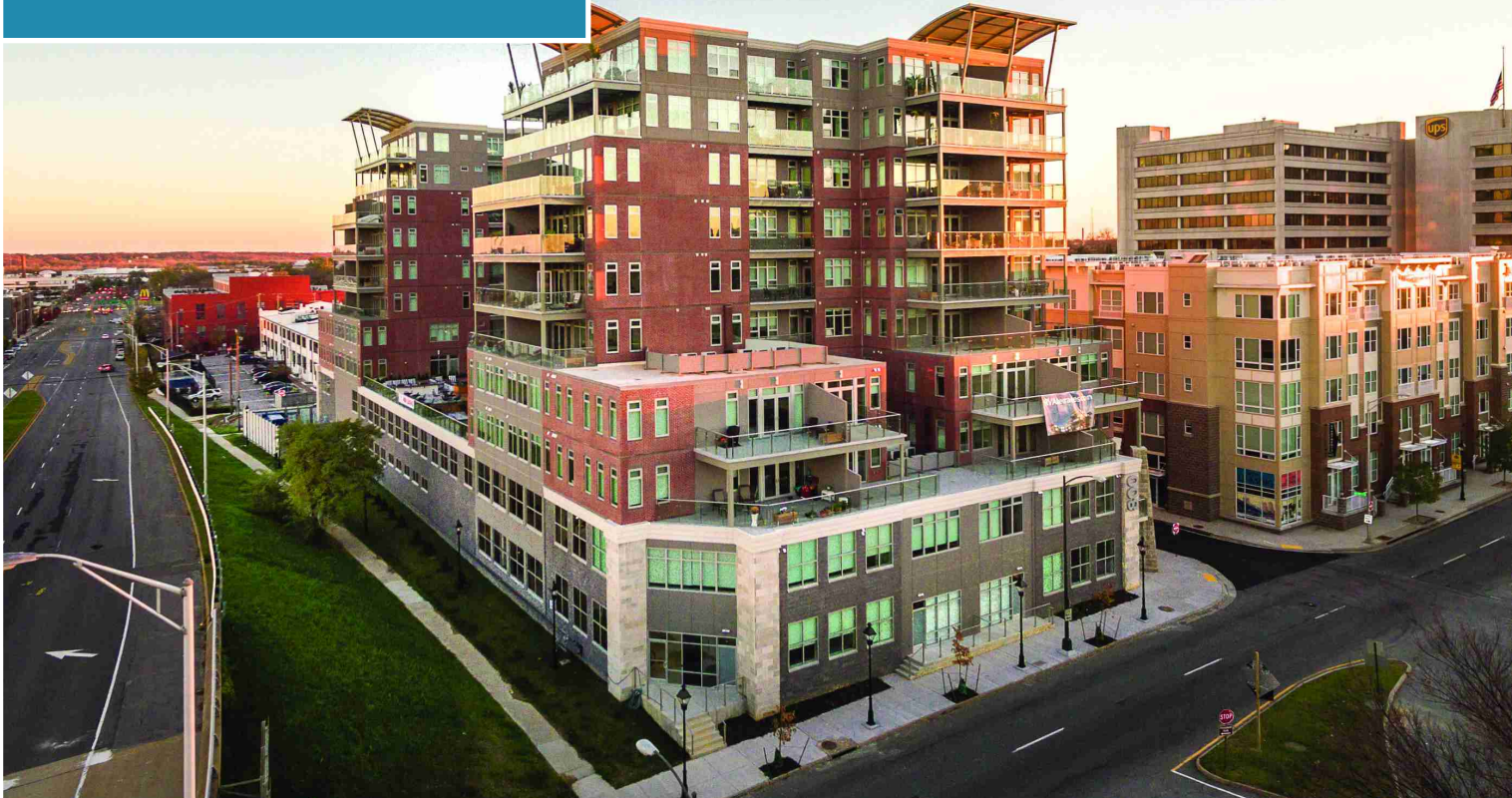
Manchester

NEW CONSTRUCTION: Two attached duplexes with unique layout, flat roofs with private outdoor space, and double drive-under garages. Spectacular city views. Pending EarthCraft Certification. Net Zero capable.

Completion: 2016
 Total investment: \$650,000

robinmillerassociates.com
monroeproperties.com

MANCHESTER



THE TERRACES AT MANCHESTER

Manchester
800 Semmes Avenue

NEW CONSTRUCTION: 10-story building. 148 residential units, and 167 parking spaces. Amenities include large clubhouse and fitness center, large plaza and gas grills, gas fireplace, pool, and top-floor sky lounge with spectacular city views.

Completion: 2015

Total investment: \$28 million

rvaterraces.com



HATCHER TOBACCO FLATS

Manchester
151 W. Commerce Road

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: \$19 million

fountainheadrva.com



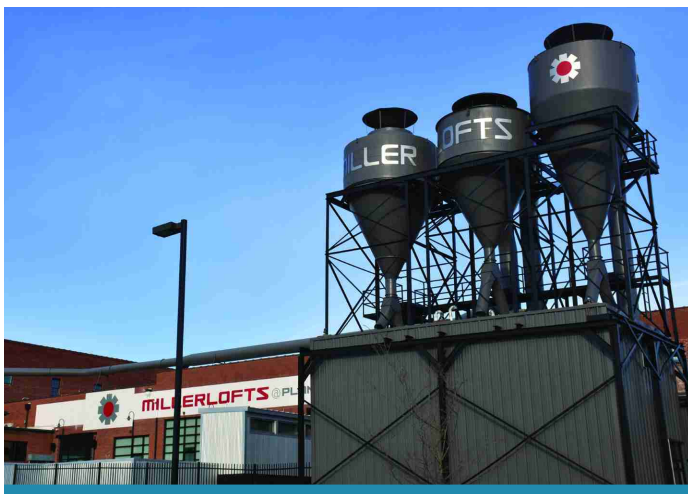
PORT RVA

Manchester
500 Hull Street

NEW CONSTRUCTION: 102 "micro" apartments, 2,900 SF commercial, 108 parking spaces.

Completion: 2015
Total investment: \$9.5 million+

propertyresults.com



MILLER LOFTS AT PLANT ZERO

Manchester
500 Stockton Street

HISTORIC REHAB: Converting Miller Manufacturing into 197 affordable apartments, rooftop deck, pool, courtyard, clubroom, fitness center, and 200 parking spaces.

Completion: 2015
Total investment: \$34 million

fountainheadproperties.net



CITY VIEW LOFTS

Manchester
411 Bainbridge Street

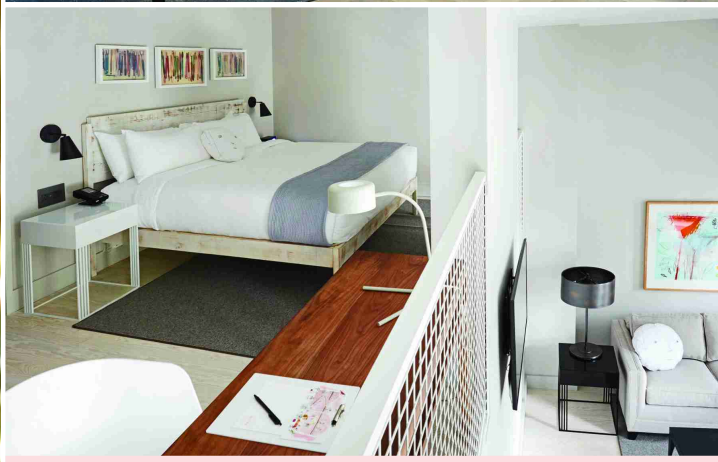
HISTORIC REHAB: Phase 1 consists of 219 apartments, 55 interior parking spaces, convenient surface parking, 20,000 SF office/retail, and a wide range of amenities including a fitness center, pool, and park.

Completion: Phase 1 2016
Total investment: \$36 million

thalhimer.com

ARTS DISTRICT





QUIRK HOTEL AND GALLERY

Arts District
201-207 W. Broad Street

HISTORIC REHAB: Quirk Hotel, an award-winning boutique hotel with 75 rooms, 60- to 80-seat restaurant, and valet parking accommodating 90 vehicles. Amenities include courtyard, meeting/banquet rooms, coffee bar, full-service restaurant, fitness room, private dining and a rooftop bar.

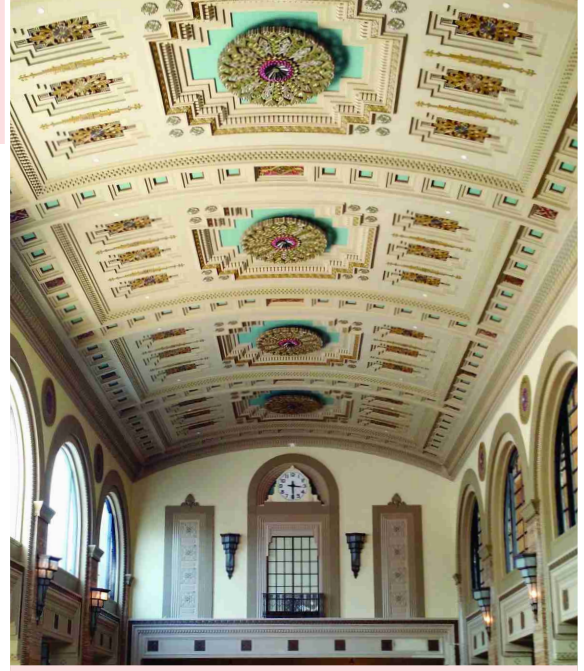
Completion: 2015
Total investment: \$24.5 million

quirkhotel.com

MAPLE & PINE RESTAURANT

Quirk Hotel
201 W. Broad Street

destinationhotels.com/quirk-hotel



CENTRAL NATIONAL BANK BUILDING

Arts District
219 E. Broad Street

HISTORIC REHAB: 23-story tower and four-story annex with 200 apartments.

Completion: 2016
Total investment: \$28 million

douglasdevelopment.com



93 OCTANE

Arts District
105 E. Grace Street

RENOVATION: 7,500 SF. 93 Octane offices located on first floor with five apartments on the second floor.

Completion: 2015
Total investment: \$1 million+

93-octane.com

ARTS DISTRICT



412 EAST GRACE STREET

Arts District
412 E. Grace Street

HISTORIC REHAB: First-floor restaurant with two residential units. The 3,800 SF restaurant is a new concept from Chris Tsui of Eat Restaurants Partners.

Completion: 2016
Total investment: \$1.3 million

themonumentcompanies.com



117-119 WEST BROAD STREET

Arts District
117-119 W. Broad Street

HISTORIC REHAB: Metro Sound & Music building, 28 residential units "above the store," 6,700 SF commercial space.

Completion: 2017
Total investment: \$4.2 million

themonumentcompanies.com



TMI AND VISUAL CHEF

Arts District
404 E. Grace Street

HISTORIC REHAB: Three-story building, 6,500 SF of commercial space. New location for TMI Consulting and Visual Chef.

Completion: 2016
Total investment: \$700,000

visualchef.com
tmiconsultinginc.com



MATRIX MIDTOWN

Monroe Ward
119 S. 1st Street

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

Completion: 2016
Total investment: \$6.5 million

themonumentcompanies.com



FRENCH QUARTER BUILDING

Arts District
421 E. Franklin Street

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: \$2.3 million

themonumentcompanies.com



HI RICHMOND HOSTEL

Monroe Ward
7 N. 2nd Street

RENOVATION: 13,000 SF, 50 beds, large common room, kitchen, community room, and an apartment for live-in hostel manager. A Hostel International USA property.

Completion: 2015
Total investment: \$2.1 million

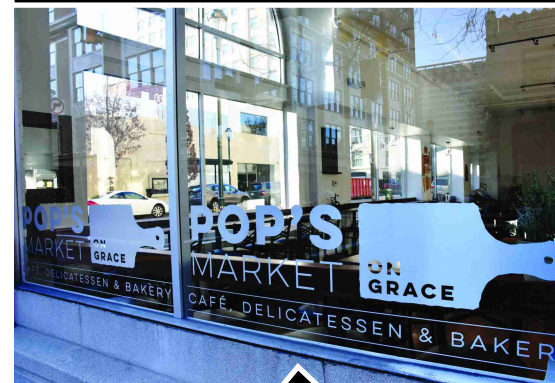
hiusa.org/virginia/richmond



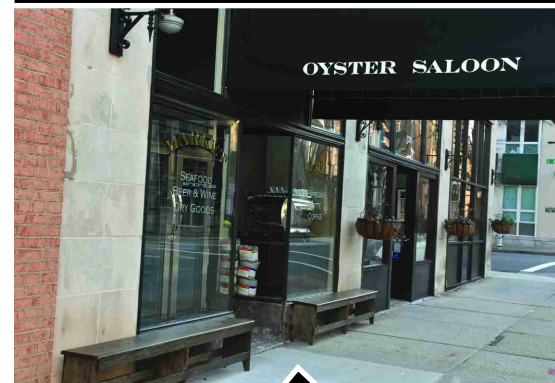
JULEP'S
420 E. Grace Street | juleps.net



LUCCA ENOTECA
525 E. Grace Street | luccarva.com

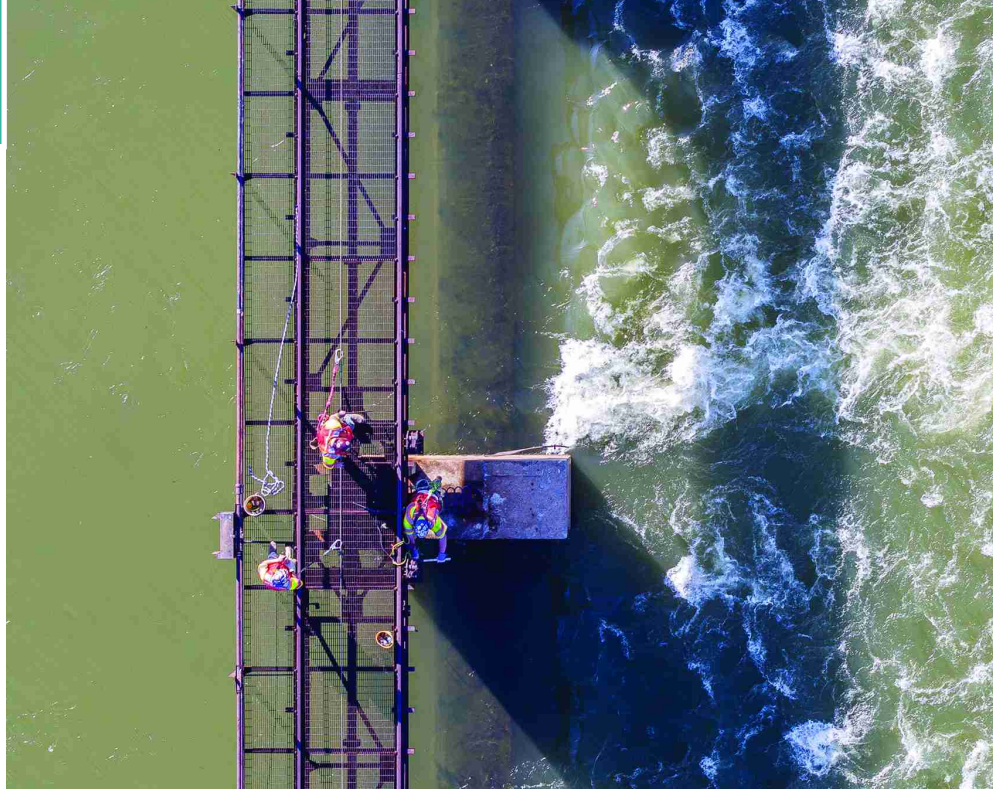


POP'S MARKET
415 E. Grace Street | popsongrace.com



RAPP SESSION MARKET AND OYSTER SALOON
318 E. Grace Street
rroysters.com/restaurants/rappahannock

RIVERFRONT



GATE 5 AT THE LOCKS

Riverfront | Canal Walk
1200 E. Byrd Street

NEW CONSTRUCTION: Phase 2 of The Locks.
52 apartments, 2,853 SF commercial,
58 parking spaces.

Completion: 2015
Total investment: \$12 million

lifeatthelocks.com

THE LOCKS AT 3TWENTY-ONE

Riverfront | Canal Walk
321 S. 10th Street

NEW CONSTRUCTION: 21-story, mixed-use tower.
137,000 SF commercial space anchored by the
regional headquarters for SunTrust; 187 luxury
apartments, residential clubroom, rooftop pool
and plaza, separate commercial and residential
entrances, and 502 parking spaces.

Projected completion: 2017
Total Investment: \$93 million

drp-llc.com



T. TYLER POTTERFIELD MEMORIAL BRIDGE, AKA THE DAM WALK

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: \$9.5 million

richmondgov.com/planningand-developmentreview/riverfront-plan.aspx



VIRGINIA CAPITAL TRAIL

Riverfront | Canal Walk
2803 Dock Street

The Virginia Capital Trail is a 52-mile-long paved pedestrian and bicycle trail that connects the Commonwealth's past and present capitals of Jamestown and Richmond along the Scenic Route 5 corridor. The trail traverses four jurisdictions and more than 400 years of history along one of the first inland routes in North America.

Completion: 2015

virginiacapitaltrail.org



WORLDVIEW SOLUTIONS

Riverfront | Canal Walk
Canal Crossing | 115 S. 15th Street

In October 2015, WorldView Solutions, a mapping technology company, moved from a 10,000 SF space in Canal Crossing to another 20,000 SF space in the building. WorldView has been a Fulton Hill Properties tenant since 2006 when WorldView first occupied the building with only 3,500 SF. This fast-growing tech company has an innovative office layout with small employee desks and expansive common areas (break-out booths, phone booths, conference rooms, full kitchen, game room, gym, locker room, and more).

worldviewsolutions.com



CARMAX DOWNTOWN

Riverfront | Canal Walk
Lady Byrd Hat Building | 140 Virginia Street

CarMax is opening a new Digital and Technology Innovation Center in the Lady Byrd Hat Building on the Canal Walk; leasing 26,000 SF of space from Fulton Hill Properties. The location offers exposed brick, open space, hardwood floors, and outdoor patio space. This location will feature a start-up environment designed to retain talent, to attract technology leaders, and to stimulate innovation and the creative process for 80 to 120 CarMax associates.

Completion: Summer 2016

carmax.com

FINANCIAL DISTRICT



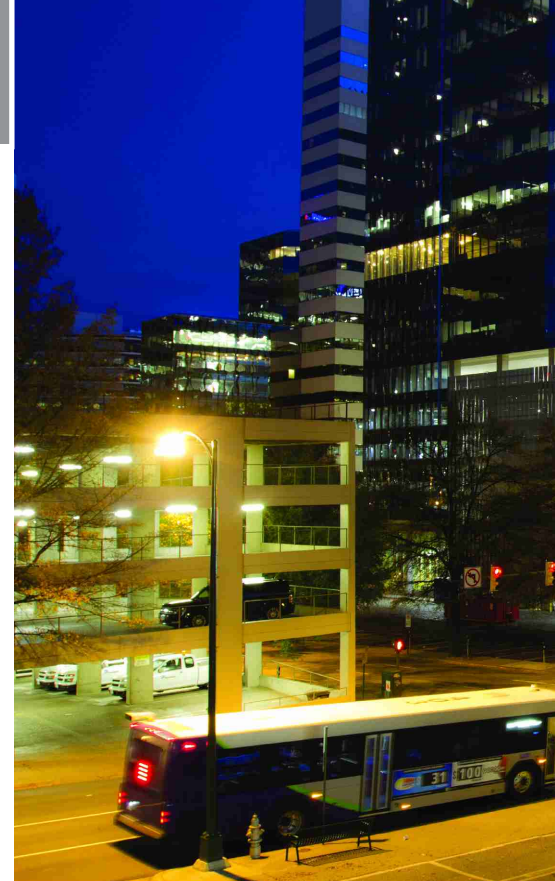
NINTH STREET OFFICE BUILDING

Capitol Square Government Complex
9th and E. Grace Streets

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.

Completion: 2016
Total investment: \$70 million

dgs.virginia.org



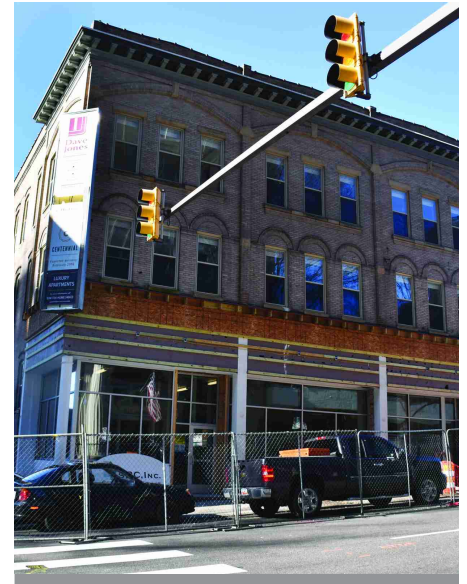
8TH AND MAIN STREETS

Financial District
800 E. Main Street

HISTORIC MIXED-USE: 195 residential units, 8,000 SF office/retail, 220 parking spaces, gym, rooftop pool, and community area.

Completion: 2015
Total investment: \$32 million

themonumentcompanies.com



CENTENNIAL GARDENS

Financial District
523 E. Main Street

HISTORIC RENOVATION: 24 luxury residential units including one- and two-bedroom units.

Completion: 2016



GATEWAY PLAZA

Financial District
800 E. Canal Street

NEW CONSTRUCTION: 19-story, steel and glass, state-of-the-art downtown office building, LEED Gold certified. 309,000 SF office space including headquarters of McGuireWoods law firm, TowneBank, and CCA Industries. 14,400 SF retail and restaurant space on the first floor and 510 garage parking spaces. Amenities include a mosaic art and sculpture by world-renowned artists Robert Stackhouse and Carol Mickett, museum-quality lobby, common areas, outdoor plazas, and public spaces.

Completion: 2015
Total investment: \$124 million

gatewayplazarichmond.com



HAMPTON INN & SUITES AND HOMEWOOD SUITES

Financial District
700 E. Main Street

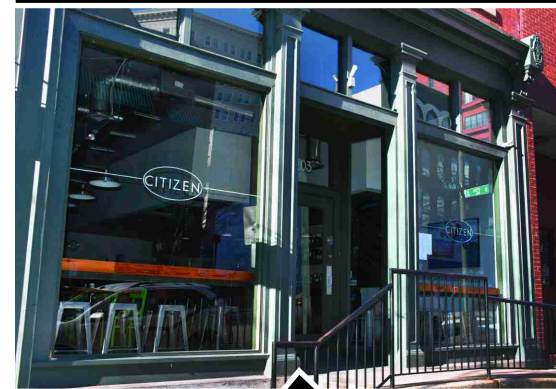
HISTORIC REHAB: 182,000 SF office building into two Hilton (Hampton Inn & Suites and Homewood Suites). 244 rooms, 5,000 SF restaurant and 2,000 SF coffee shop.

Completion: 2016

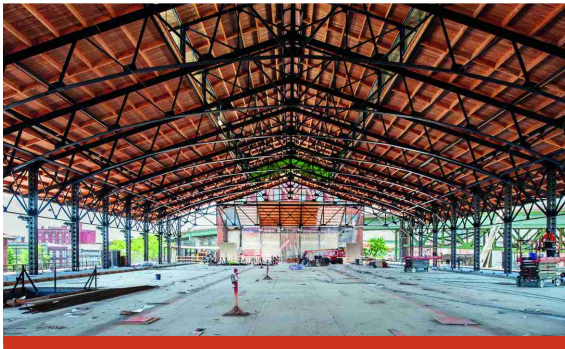
shaminhotels.com



BELLE & JAMES
700 E. Main Street
Homewood Suites by Hilton Richmond
belleandjames.com



CITIZEN RESTAURANT
1203 E. Main Street
citizenrva.com



MAIN STREET STATION SHED RENOVATION

Shockoe Bottom
1500 E. Main Street

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

Completion: late 2016/early 2017
Total investment: \$46 million

richmondgov.com



SHOCKOE PUBLIC SQUARE/17TH STREET MARKET REDESIGN

Shockoe Bottom
1548 E. Main Street

REDESIGN: 17th Street Market and 17th Street into a public square with open, flexible space to include pedestrian connects, weekly pop-up markets, patio dining, and events. This includes 17th Street from E. Main Street to E. Franklin Street and ties into the new Franklin Street connection (that will run under the train shed from 15th to 17th Streets).

Completion: 2017
Total investment: \$7.8 million

richmondgov.com



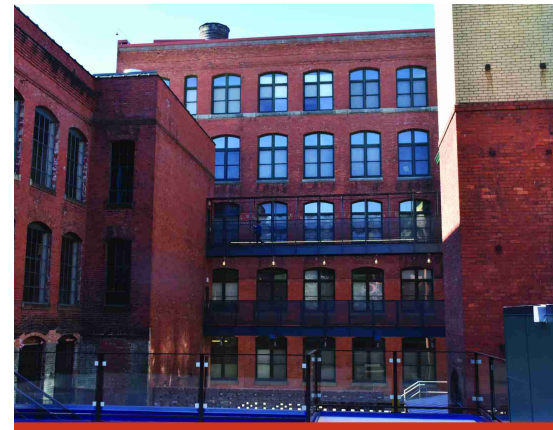
MARKET SQUARE COURT

Shockoe Bottom
1710 E. Franklin Street

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 17 parking spaces.

Completion: 2016
Total investment: \$3 million

mainstreetrva.com



MAIN 2323

Shockoe Bottom
2323 E. Main Street

HISTORIC REHAB: Last large Tobacco Row building to include 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. Macfarlane Partners and Property Results for Lorrillard Building LLC.

Completion: 2016
Total investment: \$10.8 million

propertyresults.net



THE OVERLOOK

Shockoe Bottom
Corner of E. Main and 19th Streets

NEW CONSTRUCTION: Eight-story building with 78 units, which will be part of the Lofts at Canal Walk community, bringing the total development to 518 total apartment units. Larger units with high-end finishes to appeal to maturing downtown rental market. 22 parking spaces on-site and access to 60 in the adjacent garage.

Completion: 2016
Total investment: \$13.5 million

mainstreetrva.com

ON THE HORIZON

GRTC PULSE

Rocketts Landing to Willow Lawn

Working in partnership with the Virginia Department of Rail and Public Transportation (DRPT), GRTC is developing The Pulse. Bus Rapid Transit (BRT) systems provide frequent, reliable transit service that allows a great 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 Rocketts 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. The project will be completed and operating in late 2017. The project received a \$24.9 million grant from the Federal Transit Agency. The total cost of the project is \$63 million.

ridgegtrc.com/brt



RRHA PROJECT

Jackson Ward

On the block bounded by First, Second, Duval and Jackson streets

MIXED-USE: Through recent master planning efforts, The Real Estate and Community Development Department of RRHA has launched the revitalization of North Jackson Ward to include the development of a vibrant, mixed-income, community of choice with affordable and market rate rental and future homeownership opportunities. Working with Community Preservation and Development Corp., a Washington DC based company, the development includes 6,000 SF of commercial space and 182-units.

Completion: 2017

Total investment: \$32 million

rrha.com



BREWERIES



STONE BREWING EAST COAST BREWERY AND BISTRO

Fulton Hill
4200 Williamsburg Avenue

NEW CONSTRUCTION: Two-phase project that includes a 200,000 SF brewery production and distribution facility, 450 parking spaces, a 30,000 SF bistro and outdoor beer garden.

Phase 1 completion: 2016

Total investment: \$31 million+ in real estate;
\$41 million in equipment

stonebrewing.com



SEVEN HILLS BREWERY
115 S. 15th Street, Suite 100
7hillsva.com



TODAY, WE'RE LIVING IN THE CREATIVE AGE.

An age where success is determined not by physical assets but by intellectual capital—by 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.

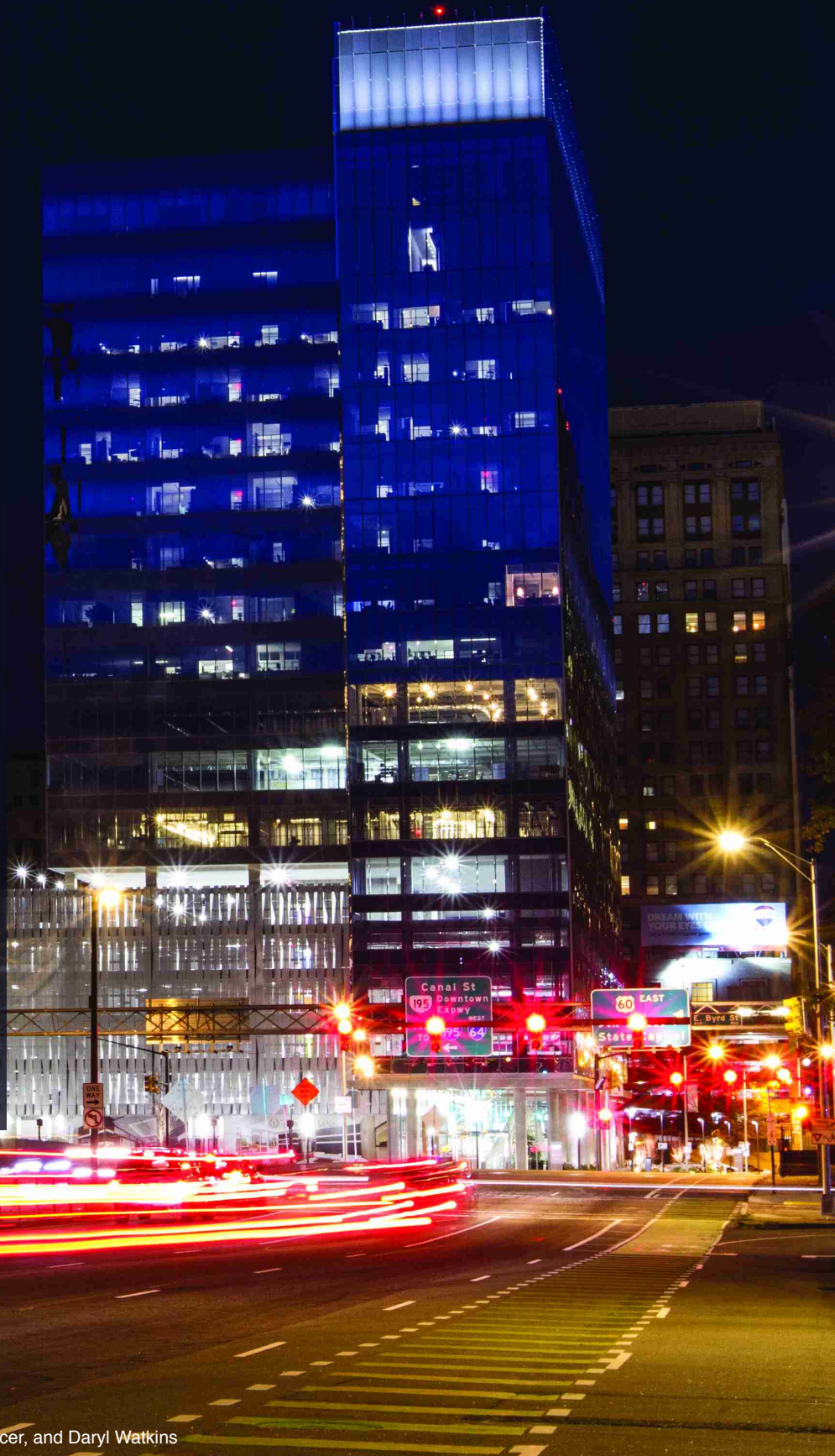
It is Richmond.

It is RVA.

RVA has a commitment to challenging convention, a rich history of ideas and an environment that helps make them 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 dance 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.**



Photos by Chris Cunningham, Kip Dawkins, Jay Paul, Paul Spicer, and Daryl Watkins

PRODUCED BY:



GATEWAY PLAZA