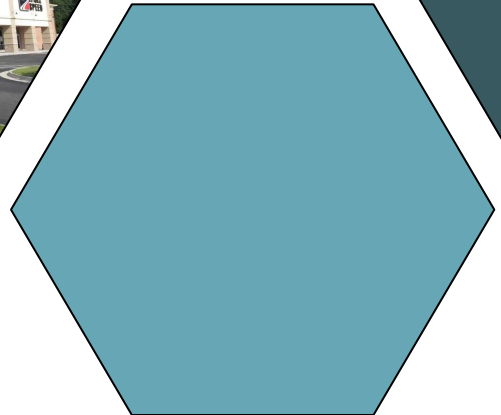


# 2017 Local Enterprise Zone Annual Report

Department of Community  
Revitalization July 2018

Henrico County, Virginia





*Henrico County, Virginia*  
**2017**

# **Local Enterprise Zone Annual Report**

**Department of Community Revitalization  
July 2018**

# Acknowledgements

The 2017 Local Enterprise Zone Annual Report was prepared by the County of Henrico Department of Community Revitalization, Division of Community Development.

## **County of Henrico Board of Supervisors**

Chairman, Frank J. Thornton, Fairfield  
Vice Chairman, Tyrone E. Nelson, Varina  
Patricia S. O'Bannon, Tuckahoe  
Thomas M. Branin, Three Chopt  
Harvey L. Hinson, Brookland

John A. Vithoulkas, County Manager  
Randall S. Silber, Deputy County Manager of Community Development

## **County of Henrico Department of Community Revitalization**

S. Mark Strickler, Director of Community Revitalization  
David Sacks, Community Development Manager  
Scott Carter, HOME Program Manager  
Geleene Goffena, AICP, CDBG Program Manager  
Roy Props, Enterprise Zone Program Manager  
Pat Nuckols, Account Clerk III  
Ashley Ferguson, Intern III

## Preface

The 2017 *Local Enterprise Zone Annual Report* is submitted electronically to the Virginia Department of Housing and Community Development (DHCD) through the Centralized Application Management System (CAMS). The CAMS system does not accommodate the creation of a printed report. This document was compiled using the same information submitted in CAMS to DHCD in order to provide a user-friendly portal for the public to review the Henrico County submission. Questions about this document may be directed to the Henrico County Department of Community Revitalization in the following manner:

- In person at 4062 Crockett Street, Henrico, VA 23228, between the hours of 8:00 a.m. and 4:30 p.m.
- By email to [revitalization@henrico.us](mailto:revitalization@henrico.us)
- By telephone at (804) 501-7617

County of Henrico  
Department of Community Revitalization  
July, 2018

# Contents

<b>Zone Administration .....</b>	<b>1</b>
Zone Description .....	1
Zone Planning .....	1
Local Zone Administrator Assistance Request .....	2
<b>Zone Activities .....</b>	<b>3</b>
Zone Activity Report .....	3
Zone Activity Photos .....	5
Zone Activities Report for Non-Participants .....	6
Zone Inactivity .....	6
<b>Job Creation &amp; Investment Data .....</b>	<b>6</b>
Local Incentive Utilization .....	6
Job Creation Data .....	6
Private Investment .....	6
Public Investment .....	7
Zone Activity Methodology .....	7
<b>Attachments .....</b>	<b>8</b>
Attachment 1: Job Creation and Investment Data .....	8
Attachment 2: Zone Map .....	12
Attachment 3: Zone Ordinance .....	12
Attachment 4: Zone Marketing Materials .....	13

# Zone Administration

## Zone Description

The Henrico Enterprise Zone was established in 2003 with the re-designation of the City of Richmond North Enterprise Zone and included areas along W. Broad Street, from the corporate limits west to Glenside Drive, and along Nine Mile Road from Dabbs House Road to Hanover Road.

Zone amendments were approved by Virginia Department of Housing and Community Development in 2004, 2006, 2008, 2010, 2011, 2012, and 2015. These amendments included the addition of commercial corridors and industrial areas, as well as several new local incentives. The following areas were added to the Zone: portions of Nine Mile and Creighton Roads; areas along Staples Mill Road between the City line and Parham Road; property adjacent to the CSX rail line between I-64 and Parham Road; commercial corridors along Lakeside Avenue, Brook Road, Mechanicsville Turnpike, and Laburnum Avenue; Regency Square Mall, including surrounding commercial areas, the Woodman and Hungary Roads commercial intersection; areas of Williamsburg Road in Sandston; portions of South Laburnum Avenue, including areas along Audubon Drive to I-64; intersections at Hermitage and Staples Mill Roads, Darbytown Road and S. Laburnum Avenue, Williamsburg Road and Leonard Avenue, Chamberlayne Road and Wilmer Avenue, Glenside Drive and Broad Street, and part of Richmond International Airport. In 2015 zone additions included areas around: Starling Drive and Quioccasin Road, Eastridge and Parham Roads, Oakley's Lane west of Gillie Creek, November Avenue, and between S. Laburnum Avenue and S. Airport Drive and portions of Seven Hills Boulevard. The zone currently encompasses 3,811 acres in two non-contiguous areas. The zone consists of older commercial corridors, revitalization areas, and targeted economic development areas in the eastern, northern and western portions of the County.

## Zone Planning

- Twenty-nine acres remain uncommitted to the Zone. Future amendments will be evaluated for acreage addition or deletion based upon need, development/redevelopment potential, and owner requests;
- Department of Community Revitalization outreach materials (brochures, webpage) are continuously reviewed and revised as necessary. Related marketing materials from other departments and the Economic Development Authority also will continue to be reevaluated, and revised as needed during 2018;
- New and expanded incentives will be considered in an effort to be more responsive to business needs, revitalization potential, and to bolster underutilized incentives; and,
- The Nine Mile Road EZ corridor is now eligible to receive federal and state tax credits for qualifying building rehabilitation because of the area's recent listing in the National Register

of Historic Places and the Virginia Landmarks Register. Additional outreach efforts will be taken in 2018 to ensure businesses and property owners in the historic district receive information on opportunities to benefit from historic tax credits, as well as existing Enterprise Zone incentives.

- The following are on-going initiatives that will continue:
  - Encourage existing Enterprise Zone businesses to utilize available incentives and grow their business;
  - Continue to work with existing business associations to increase involvement and provide outreach opportunities;
  - Conduct personal visits to businesses within the Zone to promote program benefits and determine individual business needs that could benefit from amended County incentives;
  - Identify and inform large revitalization and investment projects of State Enterprise Zone opportunities; and,
  - Notify all new property owners within the enterprise Zone of available benefits and incentives;
  - Regularly consult with the County's Economic Development Authority on opportunities for Zone expansion and incentive modifications.

### **Local Zone Administrator Assistance Request**

- 1) DHCD should purchase the quarterly Micro Level Employer Information from the VEC on behalf of all Enterprise Zone localities. This investment would only cost DHCD \$500, and saves each locality the individual \$500 expense. The use of the VEC Micro Level Employer Information data provides for a consistent methodology for calculating new businesses and jobs. The current VEC pricing structure also forces many localities to undertake a less accurate methodology. This is the fifth consecutive year in which Henrico County has raised this issue.
- 2) Statewide catalogue of Enterprise Zone incentives that are offered by each locality, including incentive criteria, to be used as a resource for amending or developing new incentives should be published by DHCD.
- 3) DHCD, through the CAMS Portal, should provide a way to download and print the Annual Report as a complete document.
- 4) DHCD should modify the template for the Private Invest in Zone table to include clarification on the types of businesses that fall into the current categories or alter them to be more precise.

## Zone Activities

### Zone Activity Report

- **Multiple Grocery Store Investments:** Enterprise Zone investment in the retail grocery sector experienced a robust 2017. Major renovation included three Food Lion stores which spent over \$1.9 million combined, and Publix which invested over \$5 million to rehabilitate and convert a former Martin's location. In addition, Lidl invested in excess of \$10.2 million to construct two new store facilities. The projects received permit fee waivers and over \$625,000 in combined State RPIG funds.
- **O'Reilly Auto Parts:** Exterior and interior renovations to an existing 34,500 sq. ft. "white elephant" building that had been vacant for thirty-plus years. Renovation work began in 2017, with completion in early 2018. O'Reilly Auto Parts occupied 19,500 sq. ft. in 2017 and a lease agreement was approved for the remaining 15,000 sq. ft. Total investment in 2017 exceeded \$1 million in alterations and repairs and was supported by permit fee waivers and over \$69,000 from a State RPIG grant.
- **Lakeside Animal Hospital LLC:** Façade and interior renovation improvements to a 1984-era community veterinary hospital. A \$214,000 rehabilitation investment resulted in over \$18,000 in permit fee waivers and almost \$16,000 from a State RPIG grant.
- **Willow Lawn Shopping Center:** A continuation of investment and redevelopment activity of a major retail center. Project includes the demolition of a 1,650 sq. ft. existing outparcel and the construction of a 2,200 sq. ft. Starbucks retail facility. Local fee waivers and a State RPIG supported this almost \$3 million improvement.
- **Eastgate Towne Center:** Demolition and redevelopment of an obsolete, deteriorated and underutilized retail mall along Nine Mile Road. Redevelopment consisted of two separate retail parcels: the first parcel contained a 190,000 sq. ft. Walmart Supercenter on 17 acres; and, the second parcel contained almost 117,000 sq. ft., distributed among three retail buildings on approximately 10 acres. A \$30,000 demolition grant and fee waivers incentivized this \$29 million redevelopment effort. The remainder of the development was completed and opened in early 2018.
- **Happy Boxes:** Project consisted of the demolition of a vacant convenience store with two fueling canopies and the construction of a three-story, 88,316 sq. ft. self storage warehouse. A \$13,000 demolition grant and permit fee waivers incentivized this \$5.6 million dollar reinvestment.

- **Paulette C Howard & Associates PC:** Renovation and expansion of a dental practice in Highland Springs. An \$185,000 investment which facilitated a 1,000 sq. ft expansion and renovation effort. Project was supported by the Enterprise Zone Design Assistance program and enabled the owner to secure \$37,000 in local paving, signage, and façade incentives, in addition to permit fee waivers.
- **City To City Auto Sales LLC:** Redevelopment of a previously vacant and highly visible blighted commercial property along Laburnum Avenue to accommodate a high end used auto sales business. Approved for \$39,000 in paving, signage, façade, and landscaping grants, in addition to permit fee waivers.

## Zone Activity Photos

### O' Reilly Auto Parts



### Eastgate Towne Center



### City to City Auto Sales LLC



### Happy Boxes Self Storage



## **Zone Activities Report for Non-Participants**

All projects and activities that are substantial enough to require local building permits utilize County Enterprise Zone incentives. \$408,733 in permit fees were waived for 287 businesses. Fees for Conditional Use Permits were waived for four businesses in amounts totaling \$2,400. In addition, rezoning and Provisional Use Permit fees in the amount of \$14,099.66 were waived for twelve projects.

## **Zone Inactivity**

The Virginia Enterprise Zone grant program in Henrico County traditionally experiences strong utilization of grant incentives. State incentives are routinely discussed and explored with local business owners located within the Enterprise Zone as well as businesses interested in relocating or opening locations within the Henrico County Enterprise Zone. In February 2018, County staff sent mailings to 29 businesses that completed construction within the zone during 2017, notifying them of the grant program and deadline.

For grant year (GY) 2017, 14 Henrico County businesses received Real Property Investment (RPIG) Grants totaling \$947,907 and two businesses received Job Creation (JCG) Grants totaling \$28,901.

## **Job Creation & Investment Data**

### **Local Incentive Utilization**

A total of 688 Qualified Businesses utilized local Enterprise Zone incentives during GY 2017. The total awarded value of all incentives for GY 2017 was \$561,581. For additional detail and information, please reference Attachment 1A: Local Incentive Utilization.

### **Job Creation Data**

Based on analysis of employment data received from the Virginia Employment Commission, the number of businesses in the Enterprise Zone increased by 6% from 1,511 businesses in 2016 to 1,601 businesses in 2017. Total employment in the zone increased by 9.6% (2,976 jobs) from 31,089 in 2016 to 34,065 jobs in 2017. 161 businesses closed between 2016 and 2017 resulting in a loss of 1,820 jobs. 251 new businesses opened in 2017 resulting in a gain of 4,594 jobs. Existing businesses activity (downsizing and expansions) resulted in a net gain of 202 jobs from 2016 to 2017 since more jobs were gained through expansion than lost through downsizing/layoffs. It should be noted that an undetermined portion of the above change can be attributed to deficiencies in data quality and may not reflect actual changes in businesses or employment.

### **Private Investment**

Private investment activity, both new construction and rehab/expansion activity resulted in 729 building permits and over \$50.85 million dollars in total investment. For additional detail and information, please reference Attachment 1C: Private Investment in Zone.

## Public Investment

During 2017, the Enterprise Zone saw \$927,975.75 in public investment. Major projects included multiple guardrail improvements near Lakeside Avenue, Laburnum Avenue, and Creighton Road. Another major project included the County buying land on Staples Mill Road for a future fire station with an acquisition cost of \$895,000. For additional detail and information, please reference Attachment 1D: Public Investment in Zone.

In addition to the public investment itemized in Attachment 3D: Public Investment in Zone, there were three areas of the Enterprise Zone where substantial investments were made to public right-of-way: A turn lane, sidewalk improvements, and drainage improvements occurred in the 6100 block of Staples Mill Road; roadway improvements to Quioccasin Road eliminated an obsolete underpass and improved pedestrian and vehicular access to a redeveloping shopping mall; and an expanded turn lane and added sidewalks to access an expanded commercial development at Williamsburg and Beulah Roads. Costs are not available for these projects as they were funded by the developers benefiting from the improvements.

## Zone Activity Methodology

Changes in the numbers of businesses and employees within the Henrico County Enterprise Zone (EZ) were derived from micro-level employment information purchased from the Virginia Employment Commission (VEC) for the 4th quarters of 2016 and 2017. These files provided listings of employer locations determined by the VEC to be within Henrico County. Included were business name, street address, and monthly and average employment and an Employer Identification Number (EIN).

For 2017, the file provided by the VEC listed 10,790 employers<sup>1</sup> for Henrico County. Of these, 1,601 were determined to be in the Enterprise Zone. This determination was made by geocoding physical addresses provided by the employer, and coding some of the unmatched records manually.

In order to determine business activity, businesses listed within the Enterprise Zone from the 4th quarter of 2016 were compared to those listed in the 4th quarter of 2017. New businesses were determined to be those listed in the 4th quarter VEC 2017 report, but not listed in the 2016 report. Businesses closures were determined to be those listed in the 2016 report, but not the 2017 report. The Virginia Employment Commission business Employer Identification Number and the Reporting Unit Number were the basis of this comparison. Businesses expansions were determined to be those businesses where the employment increased between 2016 and 2017. Businesses with downsizing/layoffs were businesses where employment decreased between 2016 and 2017. Changes in employment were calculated by comparing the 2016 4th quarter November employment to 2017 4th quarter November employment.

---

<sup>1</sup> Employers with multiple locations were counted as separate employers.

# Attachments

## Attachment 1: Job Creation and Investment Data

### Attachment 1A: Local Incentive Utilization

Local Incentive Utilization: Calendar Year 2017										
Description/Administration					2017 Utilization					
#	Incentive Name	Qualification Criteria	Provider	Application Approver/Processor	Number of Qualified Businesses in 2017	Financial Value of Incentive in 2017	Total # of Jobs Created	Total Investment Leveraged & Type		If the incentive was not utilized during this Calendar Year, please provide an explanation and discuss any plans to improve usage.
			City's Economic Development Office, County IDA, etc.	Local Zone Administrator, Commissioner of Revenue, Zoning Administrator, etc.			# of Jobs (If Applicable)	Amount of Investment (\$) (If applicable)	Type of Investment Required (If Applicable: Real Property; Machinery & Tools; Business Personal Property; etc.)	
1	Accelerated Development Processing	Propose a major development in the Enterprise Zone	Dept. of Planning	Director of Planning	14	n/a	n/a	n/a	n/a	n/a
2	Rehabilitation Real Estate Tax Exemptions	Must request assessment before rehabilitation work begins; building must be at least 26 years old	Dept. of Finance, Div. of Real Estate	Director of Finance	3	\$37,525	n/a	\$4,313,200	Real property improvement	n/a
3	Building Façade Grant	Limited to façade and other exterior improvements to a building; Job agreement requires one job created for each \$10,000 of grant funds	Dept. of Community Revitalization	Local Zone Administrator	0	\$0	0	\$0	Façade and other exterior improvements to a building	Two grants are currently in process that will be completed in the 2018 calendar year
4	Employment and Training Assistance	Any businesses located in the Enterprise Zone	Capital Region Workforce Partnership	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Staff will coordinate with Capital Region Workforce Partnership to identify opportunities for use
5	Plan Review/Permit Fee Waivers	Own property or business in the Enterprise Zone	Building Official and Dept. of Planning	Building Inspections and Permit Center	303	\$425,233	n/a	\$50,893,539	Real property improvement	n/a
6	Architectural Design Assistance Program	Applicant must be able to describe their plans for implementing improvements to the building once designed requests assistance in façade design, with intention of rehabilitating property	Dept. of Community Revitalization	Local Zone Administrator	3	\$7,500	8	n/a	Façade or exterior design improvement	n/a
7	Fire Safety Seminars for Small Business	Any business in the Enterprise Zone	Division of Fire	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Staff will coordinate with Division of Fire to identify opportunities for grant use. Fire Dept. continues to provide individual assistance.
8	Crime Prevention Through Environmental Design	Any business in the Enterprise Zone	Dept. of Police	Local Zone Administrator	7	n/a	n/a	n/a	n/a	n/a
9	Commercial Revitalization Staff Assistance	Own property or business in the Enterprise Zone	Dept. of Community Revitalization	Local Zone Administrator	357	n/a	n/a	n/a	n/a	n/a
10	Training Seminars for Businesses located in the Enterprise Zone Training and Assistance	Any business in the Enterprise Zone	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Staff resources generally limit this activity to individual training and business assistance
11	Off-Site Improvement Grant	Must invest a minimum \$250,000 in a new building or \$50,000 in exterior improvements to an existing building; must create one job for previously low income persons for each \$10,000 received	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	n/a	n/a	Real property improvement	Grant criteria was too restrictive to allow assistance to businesses in 2017. Staff will continue to explore expanding eligibility of grant or otherwise modifying this incentive.
12	Paving and Parking Lot Sealing Grant	Properties with existing buildings or where an addition(s) to an existing building is proposed	Dept. of Community Revitalization	Local Zone Administrator	6	\$26,503	n/a	\$131,842	Existing or expanded parking area repaving or resealing	n/a
13	Landscaping Grant	Properties with existing buildings or where an addition(s) to an existing building is proposed	Dept. of Community Revitalization	Local Zone Administrator	3	\$4,335	n/a	\$27,491	Landscaping for the enhancement of a parking area or the front of a building or property	n/a
14	Building Façade Grant-Existing Small Business	Limited to existing businesses with a maximum of six full-time equivalent employees	Dept. of Community Revitalization	Local Zone Administrator	1	\$30,000	6	\$92,833	Façade improvements to a building	N/A
15	Building Demolition Grant	Demolition must clear the site for an additional investment of \$250,000 for a new building	Dept. of Community Revitalization	Local Zone Administrator	2	\$26,260	n/a	\$79,575	Building demolition for a new development	n/a
16	Existing Freestanding Signage Grant	Existing freestanding sign on property in need of demolition and replacement, or refurbishment	Dept. of Community Revitalization	Local Zone Administrator	3	\$4,226	n/a	\$12,806	Demolition, replacement, or refurbishment of an existing deteriorated freestanding sign	n/a
Total					688	\$561,581	14	\$55,551,286		

## **Attachment 1B: Job Creation Data**

**This information is considered confidential by the Virginia Employment Commission and is not provided in the public version of this report.**

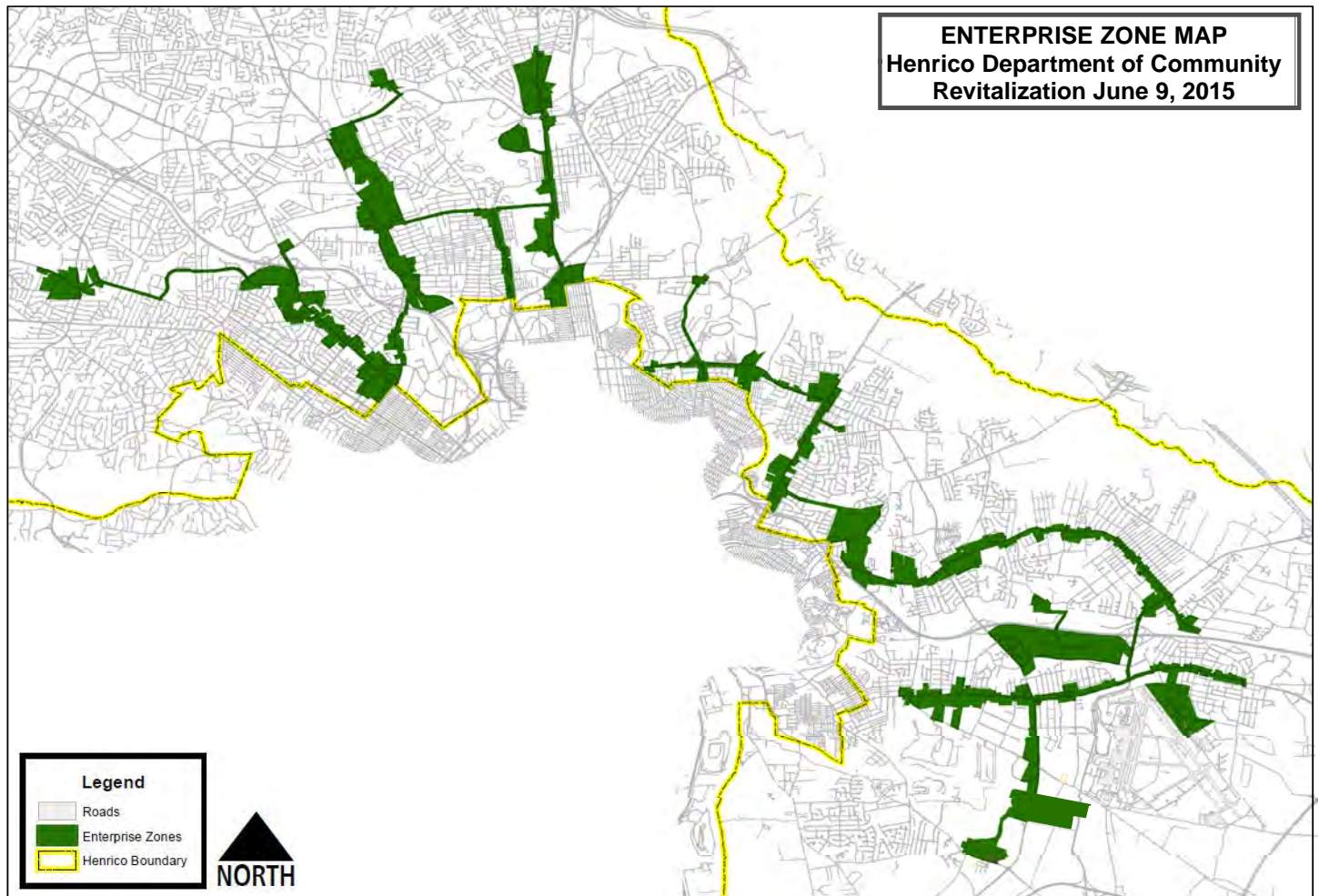
## Attachment 1C: Private Investment

Private Investment in Zone: Calendar Year 2017		
New Construction		
Type of Permit	Number of Permits	Total Investment
Manufacturing	1	\$11,140.00
Office	25	\$8,060,288.64
Retail	166	\$13,810,437.65
Mixed-use	8	\$5,860,914.00
Subtotal	200	\$27,742,780.29
Rehab and Expansion		
Type of Permit	Number of Permits	Total Investment
Manufacturing	40	\$3,092,850.40
Office	110	\$6,300,445.29
Retail	373	\$13,721,590.00
Mixed-use	6	\$35,873.02
Subtotal	529	\$23,150,758.71
<b>Total</b>	<b>729</b>	<b>\$50,893,539.00</b>

## Attachment 1D: Public Investment

Public Investment in Zone: Calendar Year 2017		
Infrastructure		
Type of Investment	Total Investment	Description
Streets/Sidewalks	\$32,975.75	Multiple guardrail improvements throughout the county.
Water	\$0.00	
Sewer	\$0.00	
Broadband	\$0.00	
Other	\$895,000.00	Acquisition cost of land for a future fire station at 7500 Staples Mill Road.
Subtotal	\$927,975.75	
Public Buildings		
Type of Investment	Total Investment	Description
Improvements	\$0.00	
New Construction	\$0.00	
Subtotal	\$0.00	
Parks and Schools		
Type of Investment	Total Investment	Description
Improvements	\$0.00	
New Construction	\$0.00	
Subtotal	\$0.00	
<b>Total</b>	<b>\$927,975.75</b>	

## Attachment 2: Enterprise Zone Map



## **Chapter 6 - BUILDINGS**

**\*Cross reference** – Erosion and sediment control, § 10-27 et seq.; noise regulations, § 10-67 et seq.; weeds and grass, § 10-135 et seq.; rat control, § 10-164 et seq.; stormwater management, § 10-196 et seq.; fire prevention and protection, ch. 11; approval of installation of culvert pipes for walkways, driveways or other purposes required, § 18-4; subdivisions, ch. 19; zoning, ch. 24.

**\*State law reference** – Authority to require removal, repairs, etc. of buildings and other structures, Code of Virginia, § 15.2-906; Virginia Uniform Statewide Building Code, Code of Virginia, § 36-97 et seq.

### **ARTICLE I. - IN GENERAL**

#### **Sec. 6-1. - Enforcement of building code.**

(a) The building official shall administer and interpret the Virginia Uniform Statewide Building Code, which regulates the construction and maintenance of buildings and structures and provides procedures for its administration and enforcement.

(b) For the purposes of this Code and other ordinances and resolutions of the board of supervisors, the Virginia Uniform Statewide Building Code may be referred to as the "building code." A copy is on file in the office of the building construction and inspections.

*(Code 1980, § 5-1; Code 1995, § 6-1; Ord. No. 914, § 1, 3-27-1996)*

**State law reference** – Enforcement of building code by local official and authority of local governing bodies to levy fees, Code of Virginia, § 36-105.

#### **Sec. 6-2. - Appeals from decisions of building official.**

Appeals from decisions of the building official applying the building code shall be heard by the county board of code appeals.

*(Code 1980, § 5-15; Code 1995, § 6-2; Ord. No. 914, § 2, 3-27-1996)*

**State law reference** – Appeals, Code of Virginia, § 36-105.

#### **Sec. 6-3. - Permit fees.**

(a) *Payment required prior to issuance of permit.* No permit or permit amendment for new construction, alteration, removal, demolition or other building operations shall be issued until the required fees have been paid to the office of building construction and inspections.

(b) *Payment of other fees.* The payment of fees for a building permit or permit amendment shall not relieve any person from the payment of other fees that may be prescribed by law or ordinance, including fees for water connections, sewer connections, and erection of signs, display structures, marquees or other appurtenant structures.

(c) *Accounting.* The building official shall keep an accurate account of all fees collected for building permits and shall deposit all fees collected into the county treasury.

(d) *Refunds after permit is issued.* If an issued permit expires or is abandoned or revoked, or if a building project is discontinued, the estimated cost of the work completed shall be computed by the building official and the amount attributable to work not completed shall be returned to the permit holder, less plan review and administrative fees, if a written request for refund is received by the building official within six months of expiration, abandonment, revocation or discontinuance. For purposes of this chapter, plan review and

administrative fees shall be 25 percent of the permit fee.

(e) *Additional fee when work commenced prior to approval of permit.* Upon the building official's discovery and investigation of unauthorized work commenced before a permit application has been approved, a fee of ten percent of the permit fee, or \$20.00, whichever is greater, shall be added to the permit fee to cover investigation costs.

(f) *Inspection surcharge fee.* There shall be a fee of \$75.00 for each inspection of a new attached or detached one- or two-family dwelling that exceeds the average number of inspections performed for such structures. Any surcharge fee shall be paid prior to issuance of the certificate of occupancy.

(g) *Building permit fee schedule.*

(1) *One- and two-family dwellings.* The fee for building attached or detached one- or two-family dwellings shall be \$680.00.

(2) *Appurtenances.* The fee for building attached or detached garages, utility buildings appurtenant to attached or detached one- or two-family dwellings, and any demolition, moving, addition or alteration to existing attached or detached one- or two-family dwellings shall be \$100.00 plus \$6.00 per \$1,000.00 or fraction thereof of value over \$5,000.00, except that no such fee for any permit shall exceed that charged for a new one-family dwelling. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(3) *Other permits.* The permit fee for all other building permits shall be \$100.00 plus \$7.00 per \$1,000.00 or fraction thereof of value over \$5,000.00. This rate shall also apply to permits for signs and the moving or demolition of buildings other than for one- or two-family dwellings. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(4) *Basis of fee for moving of buildings.* The fee for a permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be based on the estimated cost of moving plus the cost of new foundations and all work necessary to place the building or structure in its completed condition in the new location.

(5) *Basis of fee for demolition.* The fee for a permit for the demolition of a building or structure shall be based on the estimated cost of demolition.

(6) *Basis of fee for signs.* The fee for signs, billboards and other display structures for which permits are required under the provisions of the building code shall be based on their estimated cost.

(h) *Annual certificate of compliance for elevators, escalators, dumbwaiters and manlifts.*

(1) Fees for annual certificates of compliance shall be paid to the county on or before December 31 of each year for the following year. For passenger elevators, freight elevators and manlifts, the fee is \$40.00 for elevators of ten stories or less plus \$4.00 for each additional ten stories or fraction thereof. For escalators, the fee is \$40.00 per floor. For dumbwaiters, the fee is \$25.00 for ten stories or less plus \$4.00 for each additional ten stories or fraction thereof.

(2) If the initial certificate of compliance is issued between January 1 and June 30 of a year, the fee for that year is one-half the amount shown. If the initial certificate is issued after June 30 of a year, there is no charge for the initial certificate of compliance for that year.

(i) *Plumbing, mechanical, electrical, fire protection equipment and systems permit fee schedule.*

(1) Except for attached or detached one- or two-family dwellings, the permit fee for plumbing, mechanical, electrical and fire protection equipment and systems shall be \$100.00 plus \$7.00 per \$1,000.00 or fraction thereof of value over \$5,000.00, based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

- (2) The permit fee for the installation of plumbing, mechanical, electrical, and fire protection equipment and systems for new attached or detached one- or two-family dwellings shall be \$100.00.
- (3) The permit fee for the installation, alteration, replacement or repair of any plumbing, mechanical, electrical, and fire protection equipment and systems for existing attached or detached one- or two-family dwellings shall be \$100.00 plus \$6.00 per \$1,000.00 or fraction thereof of value over \$5,000.00. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(j) *Amusement Devices.* The permit fee for amusement devices shall be as prescribed by the Virginia Amusement Device Regulations.

(k) *Plan amendment and re-review fee.* There shall be a fee of \$25.00 for each plan review after the office of building construction and inspections has reviewed the plan twice because of plan deficiencies or plan amendments.

(l) *Temporary certificate of occupancy fee.* There shall be a fee of \$25.00 for each request for a temporary certificate of occupancy or extension of a temporary certificate of occupancy.

(m) *Waiver of fees in Virginia Enterprise Zones.* The fees in subsections (g)(3) through (g)(6), (i)1, (k), and (l) of this section shall be waived for property located in areas in the county designated as Virginia Enterprise Zones for the life of the enterprise zone.

(Code 1980, § 5-2; Code 1995, § 6-3; Ord. No. 1001, § 1, 7-11-2000; Ord. No. 1045, § 1, 6-24-2003)

**State law reference** — Authority to adopt permit fees, Code of Virginia, § 36-105.

**Secs. 6-4 – 6-24.** - Reserved.

## **ARTICLE II. - UNSAFE BUILDINGS**

**\*Cross reference** — Environment, ch. 10.

### **Sec. 6-25.** - Abatement of public nuisance.

(a) If a public nuisance presents an imminent and immediate threat to life or property, the building official may abate, raze, or remove such public nuisance, and the county attorney may bring an action against the responsible party to recover the necessary costs incurred for the provision of public emergency services reasonably required to abate the public nuisance. If a public nuisance does not present an imminent and immediate threat to life or property, the county attorney may bring an action to compel a responsible party to abate, raze or remove the public nuisance.

(b) The term "nuisance" shall include, but not be limited to, dangerous or unhealthy substances which have escaped, spilled, been released or which have been allowed to accumulate in or on any place and all unsafe, dangerous, or unsanitary public or private buildings, walls, or structures which constitute a menace to the health and safety of the occupants thereof or the public. The term "responsible party" shall include, but not be limited to, the owner, occupier, or possessor of the premises where the nuisance is located, the owner or agent of the owner of the material which escaped, spilled, or was released, and the owner or agent of the owner who was transporting or otherwise responsible for such material and whose acts or negligence caused such public nuisance.

(Code 1980, § 5-7; Code 1995, § 6-61; Ord. No. 914, § 3, 3-27-1996)

### **Sec. 6-26.** - Corrective action by county.

(a) *Authorized; procedure.* In addition to authority granted by the Virginia Uniform Statewide Building Code, the building official shall remove, repair or secure any building, wall or other structure which might

maintain the property in compliance with all Code provisions shall be grounds for denial of the requested partial tax exemption.

(Ord. No. 1139, § 20-73, 11-24-2009)

**Sec. 20-80. - Partial exemption for rehabilitated, renovated or replacement multifamily residential rental units.**

(a) *Exemption authorized.* Partial exemption from real estate taxes is hereby provided in accordance with the provisions of this section for qualifying property devoted to multifamily residential rental units whose structures are rehabilitated in accordance with the criteria set out in Code of Virginia, § 58.1-3220 and this section.

(b) *Qualifications.* For the purposes of this section, multifamily residential rental real estate shall be deemed to be substantially rehabilitated when a structure on such real estate which is no less than 26 years old and no more than 39 years old has been so improved as to increase the assessed value of the structure by no less than 50 percent, but without increasing the total footage of such structure by more than 100 percent, or when a structure on such real estate which is no less than 40 years old has been so improved as to increase the assessed value of the structure by no less than 50 percent. As used in this section, the terms "rehabilitation" and "rehabilitated" shall also include situations in which the structures on the property have been demolished and replaced with new structures for multifamily residential rental use.

(c) *Application; determination of base value; application fee.*

(1) As a requisite for qualifying for partial tax exemption, the owner of the structure shall, prior to or simultaneously with making application for a building permit to rehabilitate such structure, file with the county's director of finance, upon forms furnished by him, an application to qualify such structure as a rehabilitated multifamily residential rental structure. Upon receipt of an application for tax exemption, the director of finance shall determine a base fair market value assessment (referred to in this section as base value) of the structure prior to commencement of rehabilitation. The tax assessment of the improvements located upon the qualifying real estate shall be considered in determining the base value. The base value shall serve as a basis for determining whether the rehabilitation increases the assessed value of such structure by at least 50 percent.

(2) The application to qualify for tax exemption shall be effective for three years from the date on which the director of finance determines the base value. If, by such expiration date, rehabilitation has not progressed to such a point that the assessed value of the structure is at least 50 percent greater than the base value of such structure, then to retain such eligibility a new application to qualify for tax exemption must be filed prior to the expiration date and a new base value established. In no event, however, shall there be more than two additional applications following the initial application on any structure, except that where a rehabilitation project encompasses at least 50 contiguous acres on which demolition of all structures takes place within one year of the initial application, a total of six additional applications following the initial application may be filed. The new base value shall be based upon the value of the improvements as of the date of the most recent application. Under no circumstances shall any new base value be less than the original base value.

(3) The initial application to qualify for the rehabilitated structure tax exemption and any subsequent application must be accompanied by a payment of a fee of \$50.00, which fee shall be applied to offset the cost of processing such application, making the required assessments, and making an annual inspection to determine the progress of the work.

(d) *Inspection of progress of work; effective date of exemption.*

(1) During the period between the receipt of the application and the time when the director of finance may ascertain that the assessed value has increased by at least 50 percent, the owner of the property

shall be subject to taxation upon the full fair market value of the property. An owner may, at any time prior to November 1 of any calendar year in which rehabilitation of a structure is underway, submit a written request to the director of finance to inspect the structure to determine if it then qualifies for the rehabilitated property exemption.

(2) When it is determined that the rehabilitation is completed and that it has resulted in at least a 50 percent increase in assessed value (base value is exceeded by 50 percent or more), the tax exemption shall become effective beginning on January 1 of the next calendar year.

(e) *Credit memorandum.* The owner of property qualifying for partial exemption of real estate taxes because of rehabilitation of a structure shall be issued a credit memorandum in the amount of the difference in taxes computed upon the base value and the assessed value of the property resulting from the rehabilitation for each year of a seven-year period of exemption from real estate taxes. Such seven-year period shall begin as specified in subsection (d) of this section. Additional increases resulting from increases in value occurring in subsequent years of the seven-year period shall not be eligible for partial tax relief. Such credit memorandum shall be surrendered when payment is made of the real estate taxes payable for the year for which such credit memorandum has been issued. Each credit memorandum timely surrendered shall be credited in its full amount against the taxes due for the real estate for which partial exemption has been obtained. Each credit memorandum so surrendered shall be charged against an appropriation made by the board of supervisors for the purpose of honoring such credit memorandums.

(f) *Credit to run with land.* Exemption from taxation of real estate qualifying for the rehabilitation exemption shall run with the land, and the owner of such property during each of the seven years of exemption shall be entitled to receive a credit memorandum for such partial exemption from taxation.

(g) *Methods of evaluation.* In determining the base value of a structure and whether the rehabilitation results in a 50 percent increase over such base value, the director of finance shall employ usual and customary methods of assessing real estate.

(h) *Exemption not applicable to demolition of historic structures.* Where rehabilitation is achieved through demolition and replacement of an existing structure, the exemption provided in this section shall not apply when any structure demolished is a registered state landmark or is determined by the state's department of historic resources to contribute to the significance of a registered historic district.

(i) *Condition of the property.* Upon making application to qualify for partial tax exemption, an applicant shall certify that the property that is the subject of the application, including the real estate upon which the structure is located, shall be maintained in compliance with all Code requirements. Failure to properly maintain the property in compliance with all Code provisions shall be grounds for denial of the requested partial tax exemption.

(Code 1995, § 20-74; Ord. No. 1019, § 2, 10-23-2001; Ord. No. 1031, § 1, 8-13-2002)

**State law reference**—Partial exemption for certain rehabilitated, renovated or replacement residential structures authorized, Code of Virginia, § 58.1-3220.

**Sec. 20-81. - Partial exemption for rehabilitated, renovated or replacement commercial and industrial structures.**

(a) *Exemption authorized.* Partial exemption from real estate taxes is hereby provided in accordance with the provisions of this section for qualifying property devoted to commercial and industrial uses whose structures are rehabilitated in accordance with the criteria set out in Code of Virginia, § 58.1-3221 and this section.

(b) *Qualifications.* For the purposes of this section, commercial and industrial real estate shall be deemed to be substantially rehabilitated when a structure on such real estate which is no less than 26 years old has been so improved as to increase the assessed value of the structure by no less than 50 percent, but without

## **Attachment 4: Zone Marketing Materials**

# As Martin's Shuttters Its Last Stores in Richmond, Neighboring Merchants Look to the Future

By [Melissa Scott Sinclair](#)



[click to enlarge](#)

[Scott Elmquist](#)

Adis Majkovic, owner of 2M Market & Deli in Dumbarton Square, is one of the few who've been able to grow their businesses after Martin's left area shopping centers.

The Brook Run Shopping Center is an unremarkable place, save for one unusual feature: In the late 1990s, it was constructed around the remains of Confederate earthworks, the outer defensive line that once protected Richmond from the Union army.

Few visit the fortifications, which are fenced and marked with signs. Shreds of what might have been a Confederate flag hang overhead, along with the faded remains of an American flag and another one, unidentifiable.

Brook Run is also the site of Martin's last stand. The Martin's Food Market here is one of the final four to close in August, and one of seven in the Richmond area that are not being replaced by Publix stores.

As Richmonders await the opening of shiny new stores, merchants at Brook Run are warily eyeing a Martin's-less future.

"I don't know what we're going to do," says hearing aid specialist Chester Mullins, who opened his office in Brook Run in 2000. "It's going to be tough."

The Mullins Hearing Aid Center is a neat and narrow office a few doors down from Martin's. The grocery store has been busy for as long as Mullins can remember, boosted by the buses that arrive from retirement community Westminster Canterbury. "There are more people in there with gray hair, or blue hair, than anybody else," he observes.

It's not that grocery shoppers often stopped in to buy hearing aids, but the flow of people into the shopping center has helped attract business, as does Mullins' sign advertising free hearing checks.

Would he consider moving his office? "I don't want to," Mullins says. "I hope not. But it just depends on what happens. I can't think that Wheeler would allow that space to stay empty."

Wheeler Real Estate Co. is staying tight-lipped. "At this time, the company will not be providing any details on the Martin's space which is still open and operating," Laura Nguyen, director of investor relations for the Wheeler Real

Estate Investment Trust, says via email. On its website, Wheeler says the space, which is more than 58,000 square feet, will become available in September.

“That’s a real tough one,” Brian Glass, senior vice president at brokerage Colliers International, says of Brook Run. “That’s a very, very tough situation. And that’s going to have to be something very creative.”

Glass, an expert in the Richmond retail landscape, has seen former grocery stores turned into offices, medical facilities and even entertainment centers, such as indoor trampoline parks. Richmond newcomers Aldi and Lidl generally don’t like existing grocery spaces, Glass says. Lidl builds distinctive modern structures, and Aldi prefers freestanding buildings.

Richmond is already an anomaly, Glass says. It has much more retail square footage per person than similar metropolitan areas. He says his most recent retail report, from early 2016, shows that the Richmond area had 79.2 million square feet of retail for its 1.3 million people, with a 6.6 percent vacancy rate, he says. The Charlotte area, with 1 million more people, had less: 62.7 million square feet of retail, with a vacancy rate of 7.3 percent.

Looking at the area’s soon-to-close Martin’s stores, Glass anticipates some challenges filling the spaces. “Some of them will [have] a very long vacancy period before someone comes in,” he says.

That’s what happened less than three miles away, in the 1970s-era Dumbarton Square Shopping Center at Staples Mill and Hilliard roads. The shopping center’s one claim to fame is that, as an astute Reddit user pointed out last year, its angled sign is literally “dumb art, on a square.”

The Martin’s anchoring Dumbarton Square closed two years ago, in July 2015, and the center has languished since. Between the former grocery store and a shuttered Shoney’s, vacant storefronts outnumber the occupied ones. There’s a payday loan business, a Jazzercise outpost, New Top’s China, Jonulf’s Hair Fashions and 2M Market & Deli.

But there is one bright spot on the shopping strip.

The small Mediterranean market has defied the odds and grown its business by 25 percent since Martin’s departure, thanks to the efforts of its ebullient owner, Adis Majkovic. The grocer is known for pushing samples over the counter for new customers to try: tabbouleh, hummus, orzo. “Taste my food,” he commands. “Please.”

Majkovic is a native of Bosnia and Herzegovina. He emigrated to Richmond in 1995, after the war, and joined his wife, Amira, here. He leased the Dumbarton Square location 16 years ago because of its proximity to the interchange of Interstates 95 and 64.

Four months ago, he placed a large banner — bigger even than the for-lease sign behind it — on the grass facing Staples Mill Road. It shows Majkovic’s broad, smiling face and says, “NEW Try my Burgers and Pizzas!”

He needed the sign to draw in new customers who may appreciate a homemade burger but aren’t familiar with Mediterranean food, he says. “And after that, I want to tell them, ‘Hey, listen, here is burgers, your food. But let me give you a little bit chicken salad to taste. Let me give you a little bit hummus to taste.’”

Majkovic works seven days a week and hasn’t taken a day off in four years. The reason he’s still in business, he says, “is because I make everything from scratch, and I really make good food, you know? So, people follow me, people come see me, even though you know we’re looking for more business. It’s not easy for us, but we are in business. ... Hopefully this shopping center is coming back in life.”

There’s good news to report, says Jim Ashby, senior vice president and commercial real estate broker for Cushman & Wakefield | Thalhimier, who represents Dumbarton Square. While other former grocery store buildings languish, a national company has signed a lease for the Martin’s space, and another national company is leasing 10,000 square feet to the right of the former grocery. While Ashby says that he can’t yet name the tenants, “Both will help revitalize that center.” Not only that, but the owner plans to upgrade the buildings, rename the center and replace the infamous sign.



(<https://richmondbizsense.com>)

## Developer adds tenants at former Fairfield Commons; mulls options for Azalea Mall site

👤 J. Elias O'Neal (<https://Richmondbizsense.Com>) 🕒 March 16, 2017 💬 1



(/wp-content/uploads/2017/03/Eastgate-1.jpg)

Several tenants have opened at the Eastgate Town Center development at 4869 Nine Mile Road. (*J. Elias O'Neal*)

The first new tenants have opened their doors at a revamped mall property in eastern Henrico. Arizona-based Bromont Investment Group last month welcomed the initial wave of retailers at its redeveloped Eastgate Town Center, a 300,000-square-foot shopping center being built on the site of the former Fairfield Commons mall at 4869-4919 Nine Mile Road.

Bromont's Josh Rector said Dunkin' Donuts, Hibbett Sports, Citi Trends and Planet Fitness have opened, while anchor tenant Wal-Mart, which owns its property in the development, is set to open a 182,000-square-foot store this summer.

Conn's, Shoe Show, Metro PCS, DaVinci Pizza and Nu Look Hair are set to open in coming months, Rector said, while leases are pending for Empire Nail and America's Best Wings.

Westward near the city line, Bromont also is mulling ideas to purchase and redevelop the former Azalea Mall property at the intersection of Dumbarton Road and Azalea Avenue.



(/wp-content/uploads/2017/03/Eastgate-2.jpg)

Citi Trends and Planet Fitness are two of the shopping center's first-to-open tenants. (*J. Elias O'Neal*)

The company put the long-dormant site under contract six months ago, but Rector would not specify when it would close the deal.

"We're pursuing it actively," Rector said. "But we have no big announcements at the moment."

Atlanta-based Dewberry Capital owns the Azalea Mall site, which covers 39 acres in Henrico County and another 9 acres over the Richmond city line.

The company bought the property in 1998 and razed the mall in 1999.

John and Doug Dewberry with Dewberry Capital could not be reached for comment Wednesday afternoon.

Since its demolition, the Azalea property has been the topic of several redevelopment proposals, including a plan made in 2014 (<https://richmondbizsense.com/2014/02/05/long-dormant-mall-site-could-bloom-again/>) to transform it into a mixed-use development with 300,000 square feet of retail and 200 apartment units.

Martin's also was eyeing the site for an 84,000-square-foot grocery store, but momentum was halted after the massive merger of the parent companies of Martin's and Food Lion.

Both the Eastgate and Azalea sites sit in Henrico's enterprise zone, a designation created to fuel job growth and redevelopment by offering investors tax credits and grants, such as a seven-year property tax exemption based on the increase in assessed value on rehabbed properties.

Rector said his firm is eyeing other redevelopment sites across the region.

"The shopping center business is evolving in the Richmond area," Rector said, without disclosing the sites' locations. "We have several sites that we have been pursuing, but nothing that we can announce at this time."

📁 POSTED IN » Commercial Real Estate (<https://richmondbizsense.com/category/commercial/>), Featured (<https://richmondbizsense.com/category/featured/>), News (<https://richmondbizsense.com/category/news/>)

ABOUT THE AUTHOR: J. ELIAS O'NEAL



([HTTPS://RICHMONDBIZSENSE.COM/AUTHOR/J-ELIAS-ONEAL/](https://richmondbizsense.com/author/j-elias-oneal/))

J. Elias O'Neal is a BizSense reporter covering commercial real estate, restaurants and other beats. He can be reached at [jelias@richmondbizsense.com](mailto:jelias@richmondbizsense.com)

(<mailto:jelias@richmondbizsense.com>) and (804) 554-6545.

## Editor's Picks



GoSearch

[Watch Now: Va. This Morning CBS 6 TV Schedule](#)

Search [Contact Us](#)

[WTVR.com](#) Menu

- [News](#)
- [Problem Solvers](#)
- [I Have a Story](#)
- [Community](#)
- [Events](#)
- [Health](#)
- [Heroes](#)
- [On-Air](#)
- [Contests](#)
- [Traffic](#)

- [Weather 78°](#)  
78°  
Low 72°  
High 92°

---

Wed  
72° 94°  
Thu  
74° 98°  
Fri  
76° 98°

[See complete forecast](#)

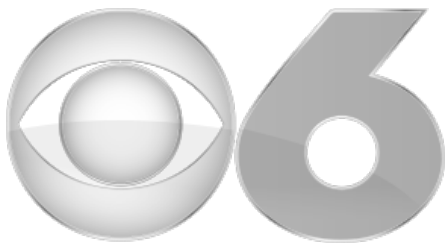
[Latest health care bill collapses following defections](#)  
[McDonald’s takes ‘appropriate action’ after officer denied service](#)  
[City Auditor Umesh Dalal voluntarily resigns](#)

# Firefighters battle smoke, flames at Henrico warehouse

Posted 6:41 am, July 18, 2017, by [Albert Stichka](#) and [Claudia Rupcich](#), Updated at 08:46AM, July 18, 2017

- [Facebook](#)
- [Twitter](#)
- [Email](#)
- [Google](#)
- [Pinterest](#)
- [Reddit](#)
- 

Firefighter



HENRICO COUNTY, Va. -- Firefighters responded to a warehouse fire Tuesday morning near the Richmond Raceway in Henrico.

Fire crews were called to the Wellborn & Wright warehouse, along the 3800 block of Carolina Avenue, off Laburnum Avenue, at about 5:10 a.m.

"First units were on scene within five minutes and found thick smoke pushing from the roof on two sides of a warehouse that specializes in woodworking and hardwood floors," Henrico Fire spokesman Capt. Taylor Goodman said. "In spite of the very heavy smoke conditions, firefighters entered the building with hose lines to extinguish the blaze. The fire was deep seated and hard to access, so firefighters went to the roof with saws to cut a large hole to allow the smoke and heat escape and make conditions better for those in the building."

By 6:30 a.m., the fire was marked contained, but shortly thereafter marked under control.

"There were no reported injuries to citizens nor firefighters. Mindful of the high heat and humidity, crews were rotated regularly and provided water and rehab," Capt. Goodman said. "There is no indication of the cause and origin of the fire, and the fire marshal's office is on scene conducting their investigation now."

Wellborn & Wright provides wood for architects and designers. The company specializes in reclaimed wood flooring and custom hand built furniture.

This is a developing story. Witnesses can [email news tips and photos here](#).

Firefighter

Menu



# HENRICO CITIZEN

Tuesday, July 10, 2018

## Highland Springs added to Virginia Landmarks Register

*Citizen Staff* | on December 22, 2017

## Menu



Students cross the street to enter Highland Springs Elementary School in this photo from the 1960s. (courtesy Henrico County).

Highland Springs was among 11 historic sites added to the Virginia Landmarks Register (VLR) by the Department of Historic Resources (DHR) last week.

Highland Springs arose as an electric streetcar suburb beginning in 1890 when Edmund S. Read, of Massachusetts, purchased land to create a community of modest, affordable houses near Richmond. Highland Springs featured a simple grid plan with very small lots of one- and one-and-a-half story residences for white working class families, which distinguished it from Richmond's other contemporary street car suburbs intended for more upscale residents.

An exception to the district's array of modest dwellings are houses on larger lots close to Read's residence or on lots adjacent to Nine Mile Road, residences that display sophisticated architectural styles such as Queen Anne, Colonial Revival, and Craftsman. Non-residential buildings in the district include institutional and commercial structures, churches, schools, an art deco theater (the Henrico Theatre), a masonic hall and a post office, all of which continue to serve the Highland Springs community.

The mid-20th century saw the period of greatest growth in the district, as reflected in the large numbers of existing dwellings from that era built in minimal traditional

## Menu



community's name derives from its elevated site and several abundant springs scattered throughout the area, a few of which serve as the focal point of small parks in Highland Springs.

Other sites approved for listing in the Virginia Landmarks Register last week during the quarterly meeting of DHR's State Review Board and Virginia Board of Historic Resources include:

- The North Belmont Neighborhood Historic District in Charlottesville, important for its association with late-19th century suburban development adjacent to Charlottesville, situated on 75 acres located in the southeastern part of the city;
- Kenwyn (currently known as Wynandra), built in 1929 in Richmond, an exceptional early 20th century Georgian Revival-style house designed by architect Carl Max Lindner Sr. that was enhanced with garden designs by landscape architect Charles Freeman Gillette;
- The Lee Medical Building, which faces the Robert E. Lee Monument on Richmond's celebrated Monument Avenue, the most prominent design of prolific local architect W. Harrison Pringle and the best-known project of local builder and developer Franklin A. Trice;
- The Little River UDC Jefferson Davis Highway Marker, located five miles north of Ashland in Hanover County along U.S. Route 1, composed of gray granite and just over four-feet in height and 29 inches wide; it was dedicated in 1936;
- Bethlehem Primitive Baptist Church and its cemetery, founded in 1870 in Stafford County by formerly enslaved African Americans under the auspices of a benevolent organization working with the Freedmen's Bureau;
- Oakland Baptist Church Cemetery, founded around 1897 as an unconstructed burial ground in the City of Alexandria;
- Fairfax County's Original Mount Vernon High School, completed in 1939 under the federally funded Public Works Administration;
- El Bethel Methodist Church in Amherst County, erected in 1930;
- The Gilliam-Irving Farm, established around 1817 for James Gilliam, Jr. (1776-1841) in Appomattox County;



# Hotel on former Skilligalee site moves forward

 J. ELIAS O'NEAL    JANUARY 24, 2017    4



The former Skilligalee building will soon be demolished to make way for a Residence Inn hotel. *(J. Elias O'Neal)*

Three years in the making, the home of a former longtime Henrico seafood restaurant will soon meet the wrecking ball to make way for a new hotel.

The Skilligalee building at 5416 Glenside Drive is set to be demolished in coming months to make way for a 119-room Residence Inn, according to Al Patel, managing partner of the property owner, locally based KM Hotels.

Skilligalee closed in July 2013 after more than 40 years of business. KM Hotels, which also owns the neighboring Hampton Inn & Suites, purchased the restaurant property in 2013 for \$890,000, according to county records.

KM [first proposed a hotel](#) for the site three years ago. The county approved plans for the Residence Inn in October.

Once demolished, plans call for the Residence Inn to rise four stories on the 4.34-acre site with connectivity

to KM’s Hampton Inn, according to plans filed with Henrico County.

While Patel would not disclose how much the firm plans to invest in the hotel, he said KM Hotels is close to selecting a general contractor for the project. Glen Allen-based NJB Architecture is designing the building.

No opening date has been released for the Residence Inn, but once completed, it will join several existing hotels in the vicinity, including Extended Stay America, Best Western Executive and Embassy Suites.

 **POSTED IN** » BizSense Pics, Commercial Real Estate, News, Top News



About the author: J. Elias O'Neal

[View all posts by J. Elias O'Neal](#)

J. Elias O'Neal is a BizSense reporter covering commercial real estate, restaurants, breweries and other beats. He can be reached [jelias@richmondbizsense.com](mailto:jelias@richmondbizsense.com) and (804) 554-6545.

Editor's Picks



On tap at Innsbrook: Canned beer, pingpong and bocce ball



Virginia Capital Trail spawns another startup



Goochland brewer plots \$14M expansion



First-time developer fitting apartments into century-old garage

Most Commented

- Union, Xenith the latest banks to get hitched (7)
- Developer’s momentum in Brookland Park spills onto North Ave. (5)
- Alamo BBQ owner eyes a new Frontier (4)
- Third-generation restaurateur continues Greek legacy on Staples Mill (4)
- Long & Foster exec, managers jump ship to start own brokerage (4)

- 
- 
- 

# Lidl to open its first stores in Virginia – in Hampton and Virginia Beach – on June 15

By TAMMIE SMITH Richmond Times–Dispatch    May 30, 2017

Receive daily business news sent directly to your email inbox  
SUBSCRIBE TODAY





Lidl grocery stores in Hampton and Virginia Beach are among the first the European-based company plans to open in the United States on June 15, the company announced Tuesday.



The stores at 2000 W. Mercury Blvd. in Hampton and at 6196 Providence Road in Virginia Beach will open with 7:40 a.m. ribbon-cutting ceremonies.



Lidl, based in Germany, also is building stores in the Richmond area, with some of those expected to open this summer, though no specific dates have been given.

Richmond-area stores expected to open this summer are at 12151 W. Broad St. in the new GreenGate mixed-use development in western Henrico County; at 1311 Mall Drive near Chesterfield Towne Center; and at 5110 S. Laburnum Ave. near Williamsburg Road in eastern Henrico.

The company’s U.S. headquarters are in Arlington County. Lidl’s business model emphasizes competitively priced groceries, store-baked breads and pastries, and sustainable seafood.

Other sites identified as Lidl stores in the Richmond area are at Staples Mill and Hermitage roads in northwest Henrico; at 4700 W. Broad St. near Staples Mill Road; on Mechanicsville Turnpike just east of Adams Farm Road in Hanover County; and on Iron Bridge Road in Chesterfield County.

Lidl, which operates more than 10,000 stores across Europe, also is building stores in the Carolinas.

---

TLSmith@timesdispatch.com

(804) 649-6572



Tags

- Store
- Highway
- Building Industry
- Food
- Lidl
- Commerce
- Virginia Beach

---

Tammie Smith





Home News The List BizSense Pro Advertise About Us [Subscribe to Newsfeed](#)

Search here..



## Long-vacant Staples Mill Safeway property readies for action

J. ELIAS O'NEAL

FEBRUARY 9, 2017

0



The 8-acre Staples Mill Shopping Center sits near the intersection of Glenside Drive and Staples Mill Road.  
(Kieran McQuilkin)

Vacant since the early 1990s, a former grocery store space in a Henrico County shopping center is finally finding new life.

O'Reilly Auto Parts is set to move into about 18,000 square feet of space that was once part of a Safeway store at the 8-acre, 87,000-square-foot Staples Mill Shopping Center near the intersection of Glenside Drive and Staples Mill Road.

The auto parts store occupies about 15,000 square feet elsewhere in the shopping center, said Jim Ashby, a broker with Richmond-based Cushman & Wakefield | Thalhimer who's overseeing the center's leasing with Alex Wotring.

O'Reilly's move is part of an effort to rejuvenate the aging retail center and add new tenants.

Ashby said Ashland-based M.L. Bell Construction is subdividing the Safeway, which has been empty since 1993, into two retail units in hope of landing an additional retailer to fill the remaining 17,898-square-foot spot. That's in addition to searching for a tenant to take over the O'Reilly's existing location, which it will vacate in five to six months.

Staples Mill Shopping Center is home to a number of national and regional retail tenants, including SunTrust Bank, Dollar Tree, Virginia ABC Store and Subway.

There are eight units available for lease in Staples Mill Shopping Center, according to a Thalhimer brochure, ranging from around 18,000 square feet to 527 square feet.

Meanwhile, interest in the largely vacant Dumbarton Square Shopping Center across the street appears to be growing.

Ashby said his camp has a letter of intent from a tenant interested in filling the former Martin's space, which anchored the shopping center until it vacated in July 2015.

He said another user is looking to fill 10,000 square feet next to the now-closed Martin's grocery store.

Ashby wouldn't comment on specifics of the prospective tenants.



O'Reilly Auto Parts will move into about 18,000 square feet in the renovated building. (Kieran McQuilkin)

There are 11 storefronts available for lease in Dumbarton Square, according to Thalhimer's brochure, ranging from 31,000 square feet to about 975 square feet. An outparcel restaurant building recently vacated by Shoney's also is available.

Dumbarton Square and Staples Mill Shopping Center have been owned for years by the same family, which recently shuffled ownership of the properties.



POSTED IN » Commercial Real Estate, News, Top News



About the author: J. Elias O'Neal

[View all posts by J. Elias O'Neal](#)

J. Elias O'Neal is a BizSense reporter covering commercial real estate, restaurants, breweries and other beats. He can be reached [jelias@richmondbizsense.com](mailto:jelias@richmondbizsense.com) and (804) 554-6545.

# 3 remaining Martin's stores purchased by Publix set to close in July

POSTED 4:44 PM, APRIL 11, 2017, BY VERNON FREEMAN JR., UPDATED AT 10:00AM, APRIL 12, 2017



*This is an archived article and the information in the article may be outdated. Please look at the time stamp on the story to see when it was last updated.*

RICHMOND, Va. – The three remaining Martin's stores purchased by Publix Super Markets are set to close in July ahead of the remodeling process for the stores.

Employees and staff at the three Richmond stores have been informed that Martin's stores located at 3522 West Cary Street, 7035 Three Chopt Road and 9645 West Broad Street will close on Monday, July 10, 2017.



"Our concern, first and foremost, is treating associates fairly and with respect and keeping them well-informed. That's why we are informing our associates first and giving them plenty of notice prior to the sale and transition," said Martin's Public and Community Relation Manager Samantha Krepps.

The store closures are the last of the 10 local Martin's stores purchased by Publix. The remaining seven stores are already closed for remodeling and redeveloping.

Publix Public and Community Relation Manager Kim Reynolds confirmed their first Richmond-area Publix grocery store will open this summer. An official date and location has not been confirmed at this time.

Here are the 10 Richmond-area Martin's grocery stores purchase by Publix:

Publix 6421 Martin's 3460 Pump Road Richmond VA 23233

- **Publix 6429 Martin's 3522 West Cary Street Richmond VA 23221**
- Publix 6433 Martin's 10250 Staples Mill Road Glen Allen VA 23060
- Publix 6434 Martin's 2250 John Rolfe Parkway Richmond VA 23233

- Publix 6435 Martin's 10150 Brook Road Glen Allen VA 23059
- Publix 6438 Martin's 13700 Hull Street Road Midlothian VA 23112
- **Publix 6439 Martin's 7035 Three Chopt Road Richmond VA 23226**
- Publix 6494 Martin's 3107 Boulevard Suite 15 Colonial Heights VA 23834
- **Publix 6498 Martin's 9645 West Broad Street Glen Allen VA 23060**
- Publix 6499 Martin's 4591 South Laburnum Ave. Richmond VA 23231

In addition, the Martin's location at Oxbridge Square Shopping Center, 10001 Hull Street Rd in Chesterfield County will close on Friday, June 30 as the lease is expiring on the property.

This location wasn't part of the Publix deal.

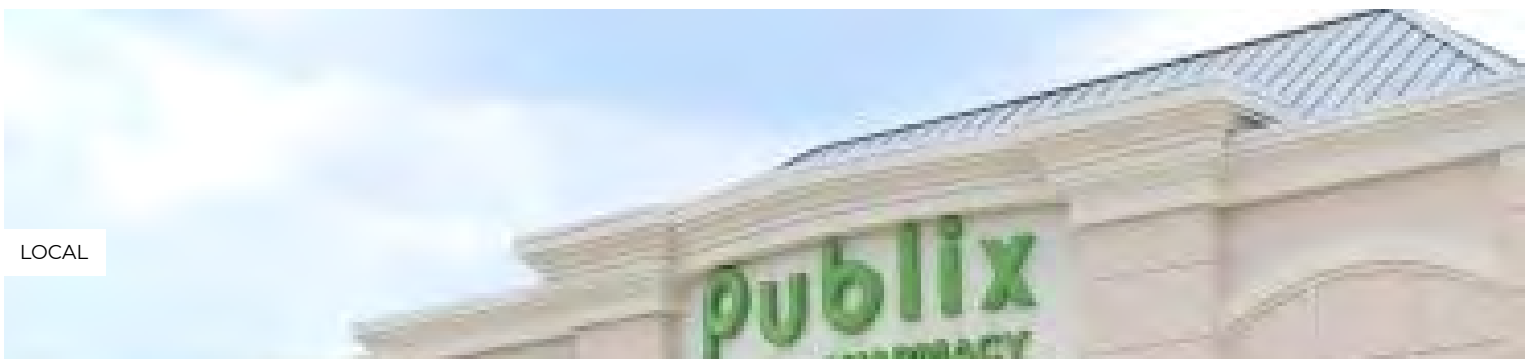
The future remains uncertain for the eight Martin's stores not part of the Publix's plan:

- 253 N. Washington Hwy Ashland, VA
- 12601 Jefferson Davis Hwy Chester, VA
- 6401 Centralia Rd. Chesterfield, VA
- 7045 Forest Hill Ave Richmond, VA
- 5700 Brook Rd Richmond, VA
- 11361 Midlothian Tpke Richmond, VA
- 5201 Chippenham Crossing Ctr. Richmond, VA
- 1015 Richmond Ave. Staunton, VA

It is possible a smaller, independent grocer could take over the nine locations.

In February, Publix also announced a new location in Mechanicsville, making this the grocer's 12th planned store in the area.

The Publix at Brandy Creek Commons will be located at the southwest corner of Mechanicsville Turnpike and Brandy Creek Road.





**Open date announced for Publix on Richmond’s Southside**



**Proposed Carytown Exchange will transform top of shopping district**



- ☐
- ☐
- ☐

Biz Buzz

# N.C.-based indoor climbing venture planning Henrico location

BY TAMMIE SMITH Richmond Times-Dispatch May 21, 2017

Receive daily business news sent directly to your email inbox  
SUBSCRIBE TODAY



☐ ☐ ☐  
Triangle Rock Club  
A rendering of the planned facility for next year.

+3



North Carolina-based Triangle Rock Club is bringing its indoor rock climbing venture to the Richmond area later this year.

Spurrier

+3

The company, which has three locations in North Carolina, plans to open a climbing facility with a yoga studio and a fitness center in the former Richmond Athletic Club building at 4700 Thalbro St., near Staples Mill Road, in western Henrico County.

Triangle Rock Club is purchasing the building through its real estate holding company, which will lease it back to the business, said Joel Graybeal, managing partner for Triangle Rock Club, based in Morrisville, near Raleigh, N.C.

McCloud

Graybeal said one of the attractions of the building is that it is already equipped and laid out with components that fit their needs.

“In the past year, they have completely redone all of the locker rooms. There’s brand new showers, brand new lockers, brand new tile, and that comes with the building. There is a 2,400-square-foot fitness facility. It’s mirrored and has all of the black, rubber matting already down. There’s already an existing 800-square-foot yoga room,” Graybeal said.

The project to convert the space for Triangle Rock Club will be tackled in two phases.

Phase one “refurbishing the existing 24,000-square-foot

building and installing climbing walls “ will be done by the end of the year. The cost, including to purchase the building, is estimated at about \$2.8 million, Graybeal said.

Phase two is construction of a second building “ 15,000 square feet with stand-alone climbing walls up to 45 feet high “ at a cost of about \$1.2 million to \$1.4 million, Graybeal said. The facility will feature Walltopia brand climbing walls. There also will be a retail shop.

The first Triangle Rock Club opened in 2007, the second in September 2013 and the third in November 2014. The first and second locations have expanded since opening.

Graybeal left a career in banking in 2011 to work with the company’s founding partners, former Marines Andrew Kratz and Luis Jauregui. He said they have not decided on membership rates for the club.

Bruce Perretz of Perretz & Young Architects in Hanover County is doing the architectural work for the climbing facility. M.L. Bell Construction of Hanover County is the general contractor. Financing is through SunTrust Bank.

The building was listed by Matt Hamilton of Colliers International. Triangle Rock Club was represented by Kevin Cox of Porter Realty and Mark C. Boykin of Bob Northern & Co. in the purchase, Graybeal said.

### Spurrier Group leading ODU marketing team

Richmond-based marketing firm Spurrier Group is leading a team hired by Old Dominion University in Norfolk to provide branding, advertising, marketing and public relations services for the coastal university.

Spurrier Group, working with Richmond-based Albright

Group and Philadelphia-based 160over90, competed against other advertising, marketing and communications firms to win the contract.

“Spurrier Group, with our history of working in the education space, was watching for when ODU might put out a (request for proposals). When they did, we put the team together,” said Donna Spurrier, agency founder and CEO.

“We sought out the right public relations partner and the right creative partner to pitch this piece of business. We went in as a single unit,” she said.

Spurrier said the team will help ODU redefine its brand.

“The school has really made a lot of changes in the last few years, with the addition of a lot of athletics,” Spurrier said.

“There’s been exciting stories about graduates from the university that aren’t getting out there. We were hired to help build a new brand for them and then all of the execution to get the message out to stakeholders, to potential students, to alumni, all the way across the board. It’s a total communications contract.”

The contract has nine renewable option years. Spurrier has a daughter who graduated from ODU five years ago. ODU has about 24,600 students.

“This was a national bid and that they selected us is a huge honor,” Spurrier said.

### Foxfire CEO picked for leadership academy

Chesterfield County businesswoman Valerie McCloud is one of eight people chosen for a yearlong training and leadership program designed to increase minority-owned businesses contracting with major companies.

The leadership academy is a program of the Carolinas–Virginia Minority Supplier Development Council, an organization focused on expanding business opportunities for minority businesses.

McCloud, president and CEO of Chesterfield–based Foxfire Consulting LLC, has worked in local and state government and is a former employee of Capital One.

The Carolinas–Virginia Minority Supplier Development Council is based in North Carolina and has a small office in Richmond.

“We have 258 corporate partners. These minority business enterprises through their certification, their development, connections and advocacy are able to increase their revenue growth by working with organizations that have significant purchasing power,” said Eric Watson, president and CEO of the council.

### Casa Del Barco gets building permit

A \$1.1 million building permit has been issued by the

Henrico County Building Inspections office for the Casa Del Barco restaurant planned for Short Pump Town Center.

The contractor is listed as J.D. Lewis Construction Management.

The Mexican food-themed restaurant, scheduled to open this fall, will take over the former Tara Thai space near Macy’s.

This location will be 8,400 square feet and include an open-air rooftop tequileria.

TLSmith@timesdispatch.com

(804) 649-6572



Tags

- Triangle Rock Club
- Commerce
- Economics
- Marketing
- Company

Tammie Smith





# New BBQ joint in the works for Staples Mill area

J. ELIAS O'NEAL   JANUARY 19, 2017   1



From left: Gordon Taylor, Andy Rayford and Lori Taylor in front of the Firehouse Bar-B-Que food trucks.  
*(J. Elias O'Neal)*

After a couple years on the open road, a pair of local food truck operators is firing up their first brick-and-mortar location.

Gordon and Lori Taylor, owners of Henrico-based Firehouse Bar-B-Que food trucks, are preparing to launch their Smoke Pit Grill in the Kroger-anchored Staples Mill Marketplace shopping center at 9074 Staples Mill Road.

The Taylors are targeting an April opening for the 2,700-square-foot restaurant, near the intersection with Hungary Springs Road.

“We are very fortunate to be a part of this commercial community,” Lori said of the tenant lineup at Staples Mill Marketplace. “This is a major step for us, and we’re excited to be doing it here.”

The married duo chose Staples Mill over a couple sites in Short Pump because of the territory’s limited selection of sit-down dining options.

Smoke Pit Grill plans to seat about 120 people, with 60 seats on the patio and the rest inside, Gordon said.

The location also will double as a commissary and prep kitchen for its Firehouse Bar-B-Que food truck brand, which the couple said will continue to operate.

“Having this permanent space is really going to help us grow,” Gordon, who will serve at Smoke Pit Grill’s pit master, said of its food truck operation. “We plan to keep the two brands and run them separately.”

The Taylors plan to invest about \$250,000 in private funding and financing to outfit the space with dining furniture, smokers, grills and cooler space.

Midlothian-based Stoker Construction will oversee Smoke Pit Grill’s buildout, while Richmond-based Michael Pellis will manage the restaurant’s architecture and design.

Eric Williford, a broker with Colliers International, represented Smoke Pit Grill in its leasing of the space. Connie Jordan Nielsen and Nicki Jassy, brokers with Richmond-based Cushman & Wakefield | Thalhimer, represented the landlord.

Lori said the eatery will look to hire 20 to 25 full-time and part-time workers, including a full-time manager to oversee and further grow its catering and food truck venture.



Smoke Pit Grill is set to open in the Staples Mill Marketplace Shopping Center at 9074 Staples Mill Road. (J. Elias O’Neal)

Launched in 2014, Firehouse Bar-B-Que operates a catering service and two food trucks across Richmond, appearing at festivals and corporate events, recently including the Maymont 90th Anniversary and the PGA Dominion Classic.

Originally meant to highlight Gordon’s soups, the couple expanded its offerings to include smoked meats and barbecue to capture a year-round audience.

That model helped the Taylors gauge the market before settling into a permanent restaurant space.

“It was all about the proof of concept,” Gordon said. “A number of restaurants spend a lot of money to get started and fail after their first year, and we didn’t want to invest all of that money into a restaurant space. We wanted to make sure that what we were bringing to the market was going to work.”

Smoke Pit Grill’s executive chef Andy Rayford said it plans to roll out a menu of classic Southern smokehouse favorites that include smoked macaroni and cheese, burgers, pulled pork sandwiches and seasonal soups, such as Brunswick Stew, asiago loaded bake potato soup; and Gordon’s “Slap Your Mama Twice” chili.

“I make my chili with chopped meat and create my own chili powder,” Gordon said. “There are no beans included, which is of course what makes it a chili.”

Beers from local breweries such as Steam Bell Beer Works and Center Of The Universe will be on the menu, Gordon said, in addition to wine.

The restaurant will have a rotating menu of smoked meats Thursdays through Saturdays, Rayford said, with offerings such as lamb shank, beef tenderloin and seafood dishes.

“There will be something for everyone,” Rayford said.

Growing the Firehouse Bar-B-Que brand, and ultimately establishing Smoke Pit Grill, has been a diligent effort by the couple.

Lori retired as a civil trial lawyer, while Gordon ended his tenure with Goochland County Fire and Rescue

and as an emergency room medic. Deriving the name from Gordon’s years with the fire and rescue department, Firehouse Bar-B-Que — their first business venture — was born, and the couple never looked back.

“I get to spend time with my husband and help run a business that is doing well,” Lori said. “And my husband gets to cook all day...we have no regrets and we’re excited about this new adventure.”

 **POSTED IN** » News, Restaurants, Top News



About the author: J. Elias O'Neal

[View all posts by J. Elias O'Neal](#)

J. Elias O'Neal is a BizSense reporter covering commercial real estate, restaurants, breweries and other beats. He can be reached [jelias@richmondbizsense.com](mailto:jelias@richmondbizsense.com) and (804) 554-6545.

Editor's Picks



On tap at Innsbrook:  
Canned beer,  
pingpong and bocce  
ball



Virginia Capital  
Trail spawns  
another startup



Goochland brewer  
plots \$14M  
expansion



First-time developer  
fitting apartments  
into century-old  
garage

Most Commented

- Union, Xenith the latest banks to get hitched (7)
- Developer’s momentum in Brookland Park spills onto North Ave. (5)
- Alamo BBQ owner eyes a new Frontier (4)
- Third-generation restaurateur continues Greek legacy on Staples Mill (4)
- Long & Foster exec, managers jump ship to start own brokerage (4)

One Comment »



**Bruce Milam** January 19, 2017 at 10:35 am - Reply  
Congratulations to Eric Williford for his success in this venture. Eric is a wonderful addition to the Colliers International|Richmond office.

[https://www.richmond.com/business/local/publix-spending-millions-of-dollars-renovating-first-three-martin-s/article\\_fe3eb94c-1892-505c-bdf2-0e2249cc68da.html](https://www.richmond.com/business/local/publix-spending-millions-of-dollars-renovating-first-three-martin-s/article_fe3eb94c-1892-505c-bdf2-0e2249cc68da.html)

## Publix spending millions of dollars renovating first three Martin's grocery stores in Henrico

By TAMMIE SMITH Richmond Times-Dispatch Nov 8, 2016



Publix Super Markets plans to spend \$3.44 million to convert this Martin's Food Markets grocery store in White Oak Village. DANIEL SANGJIB MIN/Times-Dispatch

Florida-based Publix Super Markets Inc. has received building permits from Henrico County for renovations of the first three of 10 area Martin's Food Markets grocery stores it will convert to Publix supermarkets.

Building permits have been approved for stores at 10250 Staples Mill Road in the Shoppes at CrossRidge, at 2250 John Rolfe Parkway in John Rolfe Commons and at 4591 S. Laburnum Ave. in White Oak Village.

Renovations at the 60,783-square-foot Staples Mill Road store will cost an estimated \$3.24 million, the permit shows. That store opened as a Ukrop's Super Markets store in late 2003 and became a Martin's location in 2010.

The 67,828-square-foot John Rolfe Parkway store is estimated to cost \$3.45 million. That store also opened in late 2003.

The cost for work on the 67,139-square-foot Laburnum Avenue store, which opened in 2008, is estimated at \$3.44 million.

The permits list the estimated costs for building renovations, including work on electrical, plumbing, and heating and air-conditioning systems.

McIntyre Elwell & Strammer General Contractors Inc. of Sarasota, Fla., is listed as the contractor on the projects. The architectural firm for the renovations is Little Diversified Architectural Consulting of Charlotte, N.C. And Bowen Engineering Inc. of Orlando, Fla., is listed as the structural engineer.

The building permit fees were waived for the South Laburnum Avenue renovations because that project is in a Henrico enterprise zone. The permit fees are about \$16,000 for the store on Staples Mill Road and \$17,000 for the store on John Rolfe Parkway.

An official at Publix was not able to provide additional details Tuesday.

Martin's plans to close the three stores as early as Nov. 28. A total of 438 employees are losing their jobs as a result of the closures.

Publix plans to renovate or rebuild the 10 stores it is buying from Martin's on a rolling basis.

Publix has not said how long the stores will be closed for renovations, but have said the locations will undergo extensive remodeling.

When Martin's took over 25 former Ukrop's Super Markets locations in 2010, the retailer closed the stores in batches of four or five for weeklong, multimillion-dollar renovations.

That entire process took six weeks.

Separate from that deal, Publix announced plans this year to build a store off Nuckols Road in western Henrico.

The Martin's stores are being sold as a condition of the merger of the parent companies of Martin's and Food Lion grocery stores to satisfy antitrust regulators.

---

TLSmith@timesdispatch.com

(804) 649-6572

---

Tammie Smith

## Mall renovation, road improvements on schedule

*Quioccasin traffic impacts expected through spring*

Crews will soon restore two-way traffic to a stretch of Quioccasin Road by Regency Square — a sign that a \$45 million project to rejuvenate the shopping mall remains on track for completion by the end of summer.

Quioccasin's two eastbound lanes and one of its westbound lanes have been closed between North Parham Road and Starling Drive since September.

Crews removed the westbound flyover bridge that provided access to the mall from Quioccasin and are constructing an at-grade entrance that will feature restaurants and other businesses on outparcels.

The initial phase of road improvements is expected to wrap up by early December.

During a second phase of work, one eastbound lane and one westbound lane of Quioccasin will be open as crews continue paving, construct retaining walls and curb and gutter, and modify traffic signals, said Steven J. Yob, director of the Henrico County Department of Public Works. That work is expected to wrap up by April.

"The project seems to be moving forward nicely," Yob said. "We're pleased with the progress."

### **Mall remains open during construction**

Regency's renovation represents the most substantial reinvestment in its 42-year history.

The 820,000-square-foot enclosed center, at 1420 N. Parham, debuted in October 1975, in the heart of what was then the region's burgeoning western edge.

In 2015, The Rebkee Co. and Thalhimer Realty Partners bought the property and announced plans for a major upgrade and reinvention. As part of that effort, the property is being rebranded as simply "Regency."

than 70 shops and services, remains open during construction, with entrances from Holly Hill Road, Starling and Parham.

Along the northern side, crews are working to create a "signature" entrance from Quioccasin, across from the Walmart Supercenter. That entrance, one of three planned from Quioccasin, is expected to open in May, according to project officials.

Nearby, crews also have begun demolition of the northern parking deck. That work is designed to improve the mall's visibility and allow for outside dining and entertainment.

County and project officials say they are striving to minimize the disruption for both shoppers and motorists.

Restoring two-way traffic on Quioccasin will represent a step forward, particularly as traffic increases with holiday shopping, Yob said.

"As far as I can tell, there's been no inconvenience," he said. "I haven't had any complaints."

Since the work started in September, a detour has directed eastbound traffic on Quioccasin to turn north onto Starling and east onto Fargo Road to reach Parham. The detour will be retained as work con-

tinues to help disperse traffic in the area.

### **Henrico EDA provides support**

To promote the private reinvestment in Regency, the Henrico Economic Development Authority (EDA) has approved an agreement that will allow the developers to receive grants to recoup their costs for the public road improvements.

The grants, offered in lieu of tax rebates, will be available over six years and will not exceed a total of \$7.3 million, according to Gary R. McLaren, executive director of the EDA.

The arrangement creates no risk for the county because the grants will match only the taxes that are paid from the mall, said Anthony J. Romanello, deputy county manager for administration.

"Also, the county would have had to make those road improvements at some point, so this arrangement removes that obligation from the county's Capital Improvement Program," he said.

For more information about the road improvements related to the mall renovation, go to [henrico.us/projects/quioccasin-road-parham-road-construction](http://henrico.us/projects/quioccasin-road-parham-road-construction). ■



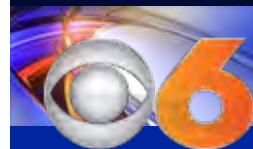
An excavator clears debris at Regency Square, following the demolition of a bridge that carried traffic from Quioccasin Road onto the mall property. A \$45 million redevelopment of the mall will provide a new main entrance

REPLAY VA THIS MORNING

CBS 6 TV SCHEDULE

SEARCH

CONTACT US

MENU

WEATHER 84°

COMMUNITY MOURNS MURDERED TEENS

# Regency Square gets facelift, new anchor and stores

POSTED 10:04 AM, JUNE 12, 2017, BY [CAPITAL NEWS SERVICE](#)

FACEBOOK

TWITTER

EMAIL

GOOGLE

PINTEREST

REDDIT

HENRICO COUNTY, Va. — Regency Square Mall has started to undergo a \$30 million renovation to refresh its look and bring in new retailers.

Joint owners Thalheimer and Rebeeke received approval from the Henrico County Planning Commission to begin the project, which started in April. The mall was constructed in 1974.



As part of the redesign, Regal Cinemas will replace Macy’s as the mall’s anchor. Moreover, the parking deck on the north side of the mall will be demolished to make way for an additional 12,000 square feet of retail space.

A three-story parking deck will be constructed on the south side of the mall, with apartments to be built around it in the second phase of construction. J.C. Penney will remain as the mall’s anchor retail store.

Follow

for retail store

because ownership of that building is not under Regency Square Mall.

The current flyover entrance to the mall will be reconstructed to be an even-level entrance with a traffic signal. New signage and landscaping will come with the redesigned entrance. Sidewalks and other road improvements will be made so that the new entrance is more accessible and visually appealing.

The existing vacant Bank of America building will be repurposed to house new retail space, including Chipotle and Seattle-based MOD Pizza. Starbucks will join as a new retailer in a separate building along the entrance.

Neighbors are happy to see the mall get a new lease on life. Shauna White, who has been a resident of Henrico County for more than 20 years, is excited to see the facility being renovated.

“This mall has been dying for years. Nobody comes here anymore, so I’m really happy that it is getting a second chance,” she said. White said she will definitely make plans to visit Regency Square Mall more often when the redevelopment is complete.

The mall’s proposed master plan included a request to increase the ceiling heights in both former Macy’s buildings.

The proposed increase would accommodate businesses and activities such as movie theaters, breweries, laser tag and trampoline parks, Mark Slusher, vice president of Thalheimer, told the Henrico County Planning Commission in January.

The Planning Commission unanimously approved the project, saying the area needs revitalization. “Regency Square and the community it serves still have all the elements that make it a wonderful retail destination,” Slusher said in a 2015 press release.

The mall’s owners have not announced a specific timeline for completion of the project.

By Ben Burstein with VCU Capital News Service

**Capital News Service is a flagship program of VCU’s Robertson School of Media and Culture. Students participating in the program provide state government coverage for Virginia’s community newspapers and other media outlets, under the supervision of Associate Professor Jeff South.**

**FILED IN:** [LOCAL](#) [SUGGEST A CORRECTION](#)  
**TOPICS:** [HENRICO COUNTY](#), [RECALLS CONSUMER AND SHOPPING](#)





# Regency Square has movie theater, other tenants on the hook

J. ELIAS O'NEAL MAY 17, 2017 1



Regency Square Mall is set to add several tenants and reconfigure parts of the property. *(Kieran McQuilkin)*

With leases in play for a movie multiplex, an indoor trampoline park and a West Coast pizza chain’s first Richmond location, the future of a long-struggling West End mall is beginning to take shape.

Regency Square has a deal in the works to sign Regal Cinemas for a 10- to 12-screen movie theater in the aging, soon-to-be-rehabbed mall. And leases have been signed to add a Chipotle, Sprint, Starbucks and MOD Pizza, helping jumpstart heavy construction on the property this summer.

The Regal Cinemas complex is listed as “coming soon” in a flier circulated by Cushman & Wakefield | Thalhimier, and the pending lease was confirmed Tuesday by Rob Hargett, a principal with Midlothian-based development firm Rebkee Co.

Rebkee and Thalhimier Realty Partners, the brokerage’s development arm, purchased much of the mall property for \$13 million in February 2015, and have since unveiled a \$35 million plan to revive the mall and add new construction on surrounding acreage.

Hargett also confirmed a pending lease with Jumpology, a national chain of indoor trampoline parks that has a location near Virginia Center Commons. He said talks are ongoing with other national retailers, including Ross Dress For Less and TJ Maxx.

All that action should allow heavy construction to begin in July, Hargett said.

That will include construction of a 7,500-square-foot outparcel retail strip for Seattle-based MOD, Sprint and Chipotle; transformation of an onsite [former Bank of America branch](#) into a Starbucks; and façade improvements to much of the existing mall.

Hargett said work will begin to reconfigure entry to the mall from Quioccasin Road, which would demolish the existing flyover and create a four-way signalized intersection with the neighboring Walmart-anchored Parham Plaza Shopping Center. It’s a measure that will improve the mall’s visibility along Quioccasin Road, which sees more than 25,000 cars pass each day, Hargett said.

“Getting that flyover taken down is very important, because all that does is open up the property,” he said. “Thalhimer is talking to a lot of tenants ... and what some are saying is, ‘Knock down that flyover and we’ll talk.’”

The Regal Cinemas would be housed in the two-story, 50,000-square-foot former Macy’s South building fronting Holly Hill Road. The theater chain signed a letter of intent for the Regency space, Hargett said, but a final lease has not been formalized.

Regal is projected to begin operating by March 2019, Hargett said.

Jumpology, which has been [in talks with Regency](#) for about a year, would fill the third level of the vacant three-story, 41,000-square-foot Macy’s North building fronting Quioccasin Road in the mall’s next phase of redevelopment, Hargett said.

Plans call for the roof of the Macy’s North building to be raised from 57 feet to 65 feet to accommodate Jumpology. The second level of Macy’s North will be subdivided into retail spaces ranging from 2,066 square feet to 8,246 square feet.

Lidl is leasing the first level of the building for a training center. Hargett said that space will become available for lease once the German-based retailer vacates in a year.

A parking deck in front of the Macy’s North building also would come down in a future phase of development, Hargett said, and be replaced with a 12,300-square-foot retail building.

Other future phases include the construction of a 250- to 300-unit apartment complex on the Regency site near the corner of Starling Drive. Hargett added he also purchased a half-acre lot from J.C. Penney near the intersection of Holly Hill and Parham roads that may include another retail center or restaurant.

Thalhimer and Rebkee’s [acquisition of Regency](#) included about 450,000 of the mall’s 820,000 total square feet. The sale did not include buildings occupied by Sears and J.C. Penney, which own their respective stores, comprising 370,000 square feet.

 **POSTED IN** » Commercial Real Estate, Editor's Pick, News



About the author: J. Elias O'Neal

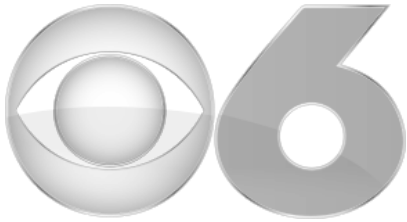
[View all posts by J. Elias O'Neal](#)

J. Elias O'Neal is a BizSense reporter covering commercial real estate, restaurants, breweries and other beats. He can be reached [jelias@richmondbizsense.com](mailto:jelias@richmondbizsense.com) and (804) 554-6545.

# Regency Square parking deck comes down to make room for new retail

POSTED 4:04 PM, NOVEMBER 8, 2017, BY ALIX BRYAN, *UPDATED AT 04:17PM, NOVEMBER 8, 2017*

---



## Regency Square demolition update



HENRICO, Va. – The landscape around Regency Square mall is accessorized with detours and orange cones, and will be that way for quite a while.

In September, crews started the road design improvements to Quioccasin Road and Parham Road, which will improve overall traffic flow to the shopping center.

This will clear the landscape for a new and expanded signature entrance into Regency Square and enhance the property’s visibility, in anticipation of new shopping and dining options that will be built on the mall’s perimeter.

It's the first phase of the \$30 million renovations to revive the Henrico mall.



Work on the bridge began in September.

The bridge that millions traveled under on their way into the 40-year-old mall has been removed.

On Halloween, crews began tearing down the parking deck that was built in 1975. The structure sits next to the former Macy's north building.

The demolition will take about a month, according to Regency marketing director Julie Gordon.

The next big project to tackle is building the 6,000+ square foot retail space in place of the deck. The space will house experiential retail and dining, Gordon said.

A movie theater will be built where the Macy's south building is now.

"People have strong ties to Regency and many people have reached out to us during demolition regarding their fondness for Regency," Gordon said. "Although, some people have said they hate to see the deck come down they want to see Regency thrive and know that change is part of the rebuilding process."



The two-level parking lot along Quioccasin Road, adjacent to Macy's, will come down to make space for new retail shops.

Unlike the recent and successful renovations that transformed The Shops at Willow Lawn from an indoor mall into an outdoor mall, Regency plans to stay covered.

"With so many outdoor shopping options in the Richmond area, Regency Square will remain predominantly an indoor shopping venue. The center will also include various outdoor amenities thereby creating its own unique shopping and dining experience," Julie Gordon, Regency Square's Marketing Director, said.

"Changes to the center will preserve what our customers love about Regency Square, while incorporating a fresh, updated look and modern approach to retailing."

Regency Square's General Manager Steven Bonnaville said he hoped the changes would "breathe new life" into the shopping center.

"For example, Regency Square is considering interior renovations that incorporate more natural light creating an open-air feel," he said. "While the final tenant mix is still under review, our current expectation is that approximately 250,000 square feet of space will be ear-marked for fashion and service retailers; 20,000 square feet for health and fitness; and 150,000 square feet devoted to restaurants and family-friendly entertainment."



**Regency Square Mall renovations continue; Quioccasin Road reopens**



**Artist honored with massive balloon art display at Regency Square dies**



(<https://richmondbizsense.com>).

## Sears leaving Regency Square; mall owner lays in wait

 J. Elias O'Neal (<https://Richmondbizsense.Com>)  June 8, 2017  0



(/wp-content/uploads/2017/05/regencySquareMall-aerial1.jpg)

Sears is leaving Regency Square Mall, which is reconfiguring parts of the property. (*Kieran McQuilkin*)

Another wing of a West End mall may be in play for redevelopment.

Sears is in the process of closing its store in Regency Square, the company confirmed Wednesday.

Howard Riefs, spokesman for Sears Holdings Corp., said its retail store and auto center at the mall will close by early September. The store will begin its liquidation sale June 16.

The closure would leave empty an important anchor property of the larger mall site, which is in the early stages of a reinvention by local real estate firms Thalhimer Realty Partners and Rebkee Co. The Sears building most recently was assessed by Henrico County at \$4.4 million.

Neither Riefs nor Thalhimer Realty's Mark Slusher would comment on whether the ownership group is in talks with Sears to acquire the 152,000-square-foot building. The retailer owns its building at Regency.

Slusher said the group may be open to buying the site if the right opportunity were available.

"Any property that would become available, we would be interested in it," he said.

Thalhimer and Rebkee Co. purchased Regency Square (<https://richmondbizsense.com/2015/02/04/regency-square-mall-sold-for-13m/>) in February 2015 for \$13.1 million – becoming majority owner of the mall. The group's purchase is about 450,000 square feet of the mall's 820,000-square-foot space, which at the time did not include the buildings occupied by Sears and J.C. Penney.

Since taking over the 40-year-old space, the group has launched a \$35 million redevelopment plan, which includes a pending deal with Regal Cinemas for a two-story, 50,000-square-foot multiplex in the former Macy's South building fronting Holly Hill Road.



(/wp-content/uploads/2015/01/Regency-Square-Mall-ftd.jpg)

Work this summer will reconfigure entry to the mall from Quioccasin Road(*BizSense file*

*photo)*

Macy's was another of the mall's anchors that pulled out, shutting its two Regency stores (<https://richmondbizsense.com/2017/05/17/regency-square-has-movie-theater-other-tenants-on-the-hook/>) last year.

Also slated to open in the revamped Regency is indoor trampoline park Jumpology, which would fill the third level (<https://richmondbizsense.com/2016/04/21/trampoline-park-may-leap-into-regency-square/>) of the vacant, 41,000-square-foot Macy's North building fronting Quioccasin Road.

The second level of Macy's North will be subdivided into retail spaces between 2,066 and 8,246 square feet.

Construction of a 7,500-square-foot outparcel retail strip for Seattle-based MOD Pizza, Sprint and Chipotle also is planned, along with the transformation of a former Bank of America branch (<https://richmondbizsense.com/2015/06/04/bank-pulls-out-of-west-end-mall-site/>) into a Starbucks; and façade improvements to much of the existing mall.

Work is set begin this summer to reconfigure entry to the mall from Quioccasin Road, which would demolish the existing flyover and create a four-way signalized intersection with the neighboring Walmart-anchored Parham Plaza Shopping Center.

Sears Holdings is the parent company of Sears and Kmart. The retailer, which has struggled for years to maintain its national physical footprint, announced plans to close 16 Sears stores and 49 Kmart locations, Riefs said. The list of effected stores was first reported by Business Insider (<http://www.businessinsider.com/sears-is-closing-72-stores-heres-the-full-list-2017-6>).

Sears would not disclose how many employees would be affected by the Regency closure. Riefs said eligible workers would receive severance and have the opportunity to apply for open positions at area Sears and Kmart stores.

📁 POSTED IN » Commercial Real Estate (<https://richmondbizsense.com/category/commercial/>), News (<https://richmondbizsense.com/category/news/>), Retail (<https://richmondbizsense.com/category/retail-news/>), Top News (<https://richmondbizsense.com/category/top-news/>)

ABOUT THE AUTHOR: J. ELIAS O'NEAL

([HTTPS://RICHMONDBIZSENSE.COM/AUTHOR/J-ELIAS-ONEAL/](https://richmondbizsense.com/author/j-elias-oneal/))



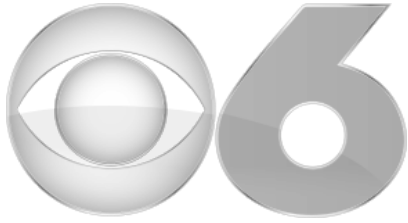
J. Elias O'Neal is a BizSense reporter covering commercial real estate, restaurants and other beats. He can be reached at [jelias@richmondbizsense.com](mailto:jelias@richmondbizsense.com) (<mailto:jelias@richmondbizsense.com>) and (804) 554-6545.

## Editor's Picks

# Pack grows as Impawsible Pups expands along Broad St.

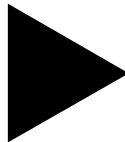
POSTED 8:50 AM, JUNE 21, 2017, BY ALIX BRYAN, *UPDATED AT 09:05AM, JUNE 21, 2017*

---



*This is an archived article and the information in the article may be outdated. Please look at the time stamp on the story to see when it was last updated.*

## **Doggie daycare aims to build stronger bond between dogs, owners**



HENRICO COUNTY, Va. -- Distance runner Valerie Paul has certainly come a long way from when she traveled around town with hot dogs in a cooler for canine training sessions out of clients' homes.

Standing inside the newest expansion of her business, Paul acknowledged that things have moved pretty fast since she opened Impawsible Pups, a kennel, training and grooming business, just under five years ago.

The 31-year-old music/vocal performance major seems to have hit the right note with her career choice; a decision that occurred shortly after her 2007 graduation from St. Benedict and St. John's University in Minnesota.

An only child who grew up in the company of two cats, two horses, and six dogs, Paul said it felt natural to sprint towards a career in dog training.

She parlayed her roving business into a brick-and-mortar kennel in 2012, just a few of years after graduating from Tarheel Canine / North State Canine Academy.



The 2009 days of Impawsible Pups. Hans Paul works the table.

There were seven dogs to start in the 3,175-square-foot space at 2109 Spencer Road.

The "optimistic" goal was to eventually take on 15 dogs daily – in addition to boarding, training and grooming services.

There were two employees at the time, and one was husband Hans Paul, whom Valerie met through choir practice at college and convinced to move back to her hometown.

The pack grew quickly, and now around 80 dogs bound in excitedly for daycare.

The original business plan called for five employees. Now there are 15, including three groomers and head trainer Brittney Schardein.

Paul attributed the success to the loyal word of mouth from her clients -- and to the installation of K9Grass, an antimicrobial, synthetic turf with a dense weave and infill underneath.

“We had exponential growth between two and three years,” Paul said. “That allowed us to do new kennels.”

Paul, who at 26 was a Style Weekly’s “40 under 40” honoree, launched the business with her own savings and hard work; assisted by her husband’s carpentry skills and the help of friends.



Dogs romping on K9 turf at Impawsible.

## FETCHING NEW SPACE

The expansion gives Paul an extra 3,300-square-feet to restructure business operations. Impawsible’s new outpost will be used for storage, grooming, training, and hosting a variety of health and wellness classes. Clients will still drop off around the corner. Think of it as one building, though for now, a plan is all that physically connects the two spaces.

This time, Paul turned to BB&T bank for financing, though she declined to discuss the details of the loan.

“It’s a big leap of faith, but I’m ready to hunker down and work,” Paul said.

## **WHERE THE PAWS MEET THE RUBBER, DREAMS PLAY CATCH**

Impawsible fills a space created out of a 13,535-square-foot building at 5606 W. Broad, owned since 2015 by Seredni Tire. Allen Tire formerly occupied the 1940s built, two-story building.

The former Allen showroom was converted into the space rented by Impawsible, and an auto bay was converted into a Seredni waiting room –which creates a buffer between businesses.

Mark Seredni, whose father and aunt established the family business in 1981 on Belt Boulevard, explained why the pairing works.

One of the first things Seredni noted about Paul, after he paused from his own work inside the shop, was her work ethic – and how well her business is reviewed.



The new grooming facility at Impawsible is part of a 13,000+-square-foot building on Broad St. that was previously used by Allen Tire.

“What’s important to us is appearance and professionalism,” he said. “We support local business and want to do well, and want her to do well.”

The entire parcel is now owned by Seredni, who, once the county is done upgrading the water lines, will pave the area in front of the original Impawsible, as well as the alley. A fenced walkway will connect the yards at Impawsible with the new grooming facility.

Mark’s wife Kristy added that they have always been a dog-loving family, and said of the arrangement; “selfishly, it has been nice and convenient.”

Now, she joked, they just have to find a way to team up and market the businesses to both customers.

Mrs. Seredni said that until they did the first walk through at Impawsible they had no idea the amount of business Paul is doing.

“She’s constantly at capacity,” she said.

## DOGS GET THEIR DAY

Paul has signed a 20-year-lease with Seredni.

“This is what the goal always was, just didn’t expect it to happen this fast,” she said. “It’s happening faster than anticipated.”



Michael Hughes, whose parents first opened Holiday Barn Pet Resort and who currently heads operations.

The pet industry has, according to economic research, been riding a historic peak, and hit an estimated \$62.75 billion in 2016.

Michael Hughes, head of the pack at Holiday Barn Pet Resorts, has seen industry demands shift over the decades. His parents founded the business in 1972, as a complement to their careers teaching music at Henrico County Schools.

They watched the weekend and summer boarding service grow into a 140-staffed enterprise with two facilities, which can each handle 375 animals.

“A dog’s role in our lifestyle has changed dramatically,” Hughes said, and pointed out that most dogs used to live outside, whereas that is rarely seen these days. “Look at the ‘luxuries’ our society enjoys and the role of pets in our lives –our lives have gotten better and we can afford it.”

He also pointed out that as we moved away from an agrarian society, where dogs were task-oriented, they instead began to serve a more emotional role in our lives.



From the top, clockwise. Some of the original dogs at Holiday Barn. Emerson Hughes, founder, in 1972, with the English Springer Spaniels they raised. The first look of Holiday Barn Pet Resort. The lobby at Holiday Barn.

Paul agreed. “Studies show the benefits justify the relationship,” she said. “There has been a shift to a relationship, not an ownership.”

## "There has been a shift to a relationship, not an ownership."

"There is a lot of interest in the industry," Hughes said of the approximately 15 kennels in the area, and added that he doesn't think the market is saturated.

"It's not for everybody," he said. "We work all holidays and in the summertime; the return on investment isn't that great."

Paul is just now digging in for the long road; her goals are to add more clients and programming -- and eventually another location.



Owner Valerie Paul stands in the lobby of the new grooming and training facility of Impawsible Pups, located at 5606 W. Broad Street.

Having run many marathons, Paul knows how to steel herself for what she calls "mile 23."

"It's when I've put in a lot of time and energy and my body is depleted and I'm starting to doubt myself," she said. "However, it's also that point when I know that the finish line is near and all I have to do is keep putting one foot in front of the other and before I know it I'm at mile 24."

“So, to put it plainly, it's not easy, but the end goal is worth it,” she added.

Impawsible will celebrate the grand opening of its second space from 2 to 5 p.m., Saturday, June 24. There will be tours, vendors, products, giveaways and canine tips at the pet and kid friendly event.

---

Do you have a local, small business story to share with CBS 6? Contact us here with more information.



## Recently adopted dog duo split apart when blind dachshund abandoned

LOCAL • PROBLEM SOLVERS INVESTIGATIONS



# Willow Lawn lands Dick’s Sporting Goods, new restaurant

J. ELIAS O'NEAL   MARCH 24, 2017   5



The new tenants continue Willow Lawn’s transformation from its past as an indoor mall.

A sports retail giant and a new-to-market salad chain are the latest additions to a Henrico shopping mall.

Dick’s Sporting Goods is taking over 47,000 square feet at the Shops at Willow Lawn, representatives of the shopping center announced Thursday. The location would be the Pennsylvania-based retailer’s sixth in the Richmond market.

Dick’s will fill space currently occupied by A.C. Moore a few storefronts down from the Kroger along Willow Lawn Drive. It is looking to open during summer 2018.

A.C. Moore will move into 18,000 square feet of renovated space between the Ross Dress for Less and Tropical Smoothie Cafe, according to Henrico County planning documents. The arts and crafts retailer plans to open in its new location during early fall 2017.

Willow Lawn adds to Dick’s area locations in Short Pump Town Center, Stony Point Fashion Park, Chesterfield Plaza in Midlothian, the Creeks at



Work has begun on AC Moore’s new space .

Virginia Center in Glen Allen and Hancock Village Shopping Center near Woodlake.

The company could not be reached for comment Thursday. It has not said whether the Willow Lawn location would replace any existing local stores.

Willow Lawn representatives also announced that restaurant chain Chopt Creative Salad Company will take over space currently occupied by AAA Travel Center along Willow Lawn Drive. AAA recently opened a new location near the intersection of West Broad Street and Glenside Drive. The fast-casual restaurant founded in 2001 specializes in build-your-own salads and wraps.

Chopt's Willow Lawn location is planned to open in fall 2017. It would be the first location in metro Richmond for the company, which operates several locations in Northern Virginia.

POSTED IN » News, Retail, Top News



About the author: J. Elias O'Neal

[View all posts by J. Elias O'Neal](#)

J. Elias O'Neal is a BizSense reporter covering commercial real estate, restaurants, breweries and other beats. He can be reached [jelias@richmondbizsense.com](mailto:jelias@richmondbizsense.com) and (804) 554-6545.

Editor's Picks



On tap at Innsbrook: Canned beer, pingpong and bocce ball



Virginia Capital Trail spawns another startup



Goochland brewer plots \$14M expansion



First-time developer fitting apartments into century-old garage

Most Commented

- Union, Xenith the latest banks to get hitched (7)
- Developer's momentum in Brookland Park spills onto North Ave. (5)
- Alamo BBQ owner eyes a new Frontier (4)
- Third-generation restaurateur continues Greek legacy on Staples Mill (4)
- Long & Foster exec, managers jump ship to start own brokerage (4)

5 Comments »



**John Lindner** March 24, 2017 at 9:24 am - Reply

Yeah! Now can we get a Trader Joe's closer in? And perhaps a Bed Bath and Beyond?



**Tameka Webb** March 24, 2017 at 10:20 am - Reply

I second that Trader Joe's request!



**Will Willis** March 24, 2017 at 12:26 pm - Reply

A Trader Joe's would be great in the Southern Seasons building at Libbie Mills!

## Attachment 4B: Enterprise Zone Brochures



MannKidwell Interior Window Treatments



Henrico County Finance Department  
Real Estate Assessment Division  
P.O. Box 90775  
Henrico, VA 23273-0775


[www.co.henrico.va.us/departments/finance/](http://www.co.henrico.va.us/departments/finance/)  
(804) 501-4300

Henrico County  
Finance Department  
Real Estate Assessment Division  
P.O. Box 90775  
Henrico, VA 23273-0775




### Are You Ready to Reinvest?


Make the Most of Your  
Business Property



**Commercial Tax  
Abatement Program**



Before



After

**Patrick Kia**

## Reinvest: Commercial Investment Tax Abatement Program

### What is the Reinvest Program?

Henrico County's Reinvest Program provides a partial tax exemption to encourage the renovation, rehabilitation or replacement of older commercial and industrial properties, including multifamily residential rental units. By providing an incentive for property owners to improve their buildings, the program promotes and preserves mature businesses and allows Henrico to remain an

land) by at least 50 percent but without increasing the total square footage by more than 100 percent. The program sets no limit on size increases for multifamily properties that are at least 40 years old.

### What is the Tax Exemption?

After a renovation or other enhancement project, the increase in the property's assessed value will remain tax-free for seven years. This means you will not pay real estate taxes on the increase in the assessment from the renovation even though the project will have increased the value of the building. The



[www.co.henrico.va.us/departments/finance/](http://www.co.henrico.va.us/departments/finance/). Click on "Commercial Rehabilitation Tax Credit" or call (804) 501-4300 for details. **The application must be submitted before work begins.**



*Dogwood Veterinary Emergency & Specialty Center*



*The Shoppes at Lakeside*

attractive place for businesses to grow and thrive.

### Who Qualifies?

To qualify for the Reinvest Program, your commercial, industrial or multifamily property must be at least 26 years old. Any improvement, renovation or addition must increase the base value of the structure (excluding the value of the

exemption will remain in effect for seven years even if the property is sold. During the seven-year exemption period, you will continue to pay taxes on the original, or base, value of the structure.

### How Can I Apply?

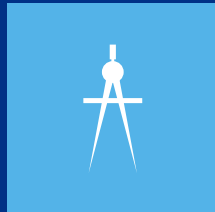
Submit an application with a \$50 processing fee. Forms are available from the Finance Department at

### Examples of Tax Benefits in Commercial Abatement Program

Base Value of Structure	Minimum Value of New Investment Required to Qualify	Annual Tax Savings (assuming tax rate of 87 cents)
\$100,000	\$50,000	\$435
\$250,000	\$125,000	\$1,088
\$500,000	\$250,000	\$2,175
\$1,000,000	\$500,000	\$4,350

# ENTERPRISE ZONE

Business Incentives and  
Grants that Drive Success



# ZONED FOR SUCCESS

An Enterprise Zone is a special area identified by Henrico County and approved by the state as being eligible for incentives designed to stimulate business development and job growth. Businesses located within the Enterprise Zone can take advantage of state and county incentives for physical improvements to their properties.

## Other Henrico Incentives:

- Training Seminars
- Accelerated Processing for Major Development Activities
- Fire Safety and Crime Prevention Assistance
- Commercial Revitalization Staff Assistance
- Employment and Training Assistance

## HENRICO INCENTIVES



### Architectural Design Assistance

- Professional “schematic design” assistance for eligible businesses planning to improve the appearance of their buildings
- Renderings and advice regarding early stages of architectural planning and cost estimates for improvements



### Building Façade Grant

- Up to \$30,000 for renovations, including bringing buildings into code compliance
- Some grants carry job creation requirements



### Paving and Parking Lot Sealing Grant

- Up to \$5,000 to defray costs of paving parking areas at existing or expanding businesses
- Includes sealing and stripping



### Landscaping Grant

- Up to \$2,000 to help defray costs of landscaping the fronts of existing buildings or parking areas



### Existing Freestanding Signage Grant

- Up to \$2,000 for demolition, replacement or refurbishment of an existing freestanding sign



### Rehabilitation Real Estate Partial Tax Exemption

- Up to a seven-year exemption of real estate taxes on the increase in value of a rehabilitated commercial or industrial building that is at least 26 years old
- Assessed value of the structure must be increased by 50% or more



### Off-Site Improvements Grant

- Up to \$10,000 for off-site drainage, water and sewer improvements
- Must agree to invest \$50,000 in improvements to an existing building or \$250,00 in a new one



### Building Demolition Grant

- Up to \$30,000 for demolishing a structure to make way for a new building
- New building must cost at least \$250,000



### Plan Review/Permit Fee Waivers

- Fee waivers for Plan of Development review, rezoning and building permits

Grants may be used separately or with other grants.

\*

## COMMONWEALTH OF VIRGINIA INCENTIVES

The Virginia Enterprise Zone Program assists with real estate development and job creation costs in specially targeted areas identified by localities. These state incentives supplement the Henrico Enterprise Zone Program benefits.



### Job Creation Grants

- Available for manufacturing, warehouse, construction and transportation businesses
- Not applicable to retail, personal service, or food and beverage businesses
- Businesses are eligible for grants of \$500 per job per year for five years if they:
  - Pay at least 175% but less than 200% of the federal minimum wage
  - Provide health benefits
- Businesses are eligible for grants of \$800 per job per year for five years if they:
  - Pay 200% of the federal minimum wage
  - Provide health benefits



### Real Property Improvement Grants

- New construction
  - Businesses must spend at least \$500,000
  - Grants are issued for up to 20% of expenditures in excess of \$500,000
- Rehabilitation or expansion
  - Businesses must spend more than \$100,000
  - Grants are issued for up to 20% of expenditures in excess of \$100,000
- Projects with an investment of up to \$5 million are eligible for grants up to \$100,000
- Projects with an investment of \$5 million or more are eligible for grants up to \$200,000

## HOW TO QUALIFY

Qualifying your business for Enterprise Zone incentives is simple. All you have to do is:

- Establish or build a new business in an Enterprise Zone
- Relocate an existing business to an Enterprise Zone
- Expand or make improvements to an existing business in an Enterprise Zone

## LEARN MORE

For any questions about the Henrico or Virginia Enterprise Zone programs, please contact:

### Henrico County Department of Community Revitalization:

Phone: 804-501-7640

Fax: 804-501-7630

Website: [henrico.us/revit/enterprise-zone](http://henrico.us/revit/enterprise-zone)

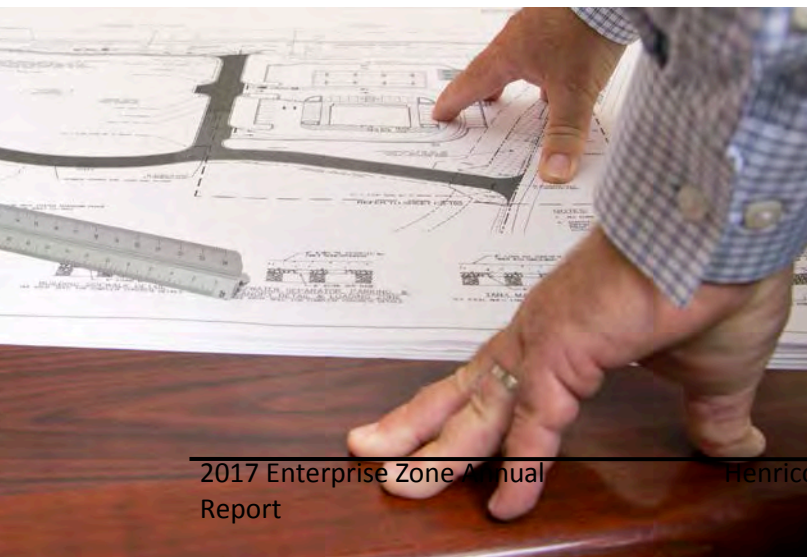
### Virginia Department of Housing and Community Development:

Phone: 804-371-7030

Email: [ezone@dhcd.virginia.gov](mailto:ezone@dhcd.virginia.gov)

Website: [www.dhcd.virginia.gov/ez](http://www.dhcd.virginia.gov/ez)

To learn more about economic development opportunities in Henrico County, please visit [henrico.com](http://henrico.com).



***“Dogwood Veterinary was a difficult renovation with a very aggressive schedule. The Henrico Enterprise Zone staff gave me some positive tips on how to expedite the approval process with other county departments.”***

– Jim Migliarese, Dogwood Veterinary  
Emergency & Specialty Center

## ENTERPRISE ZONE LOCATIONS

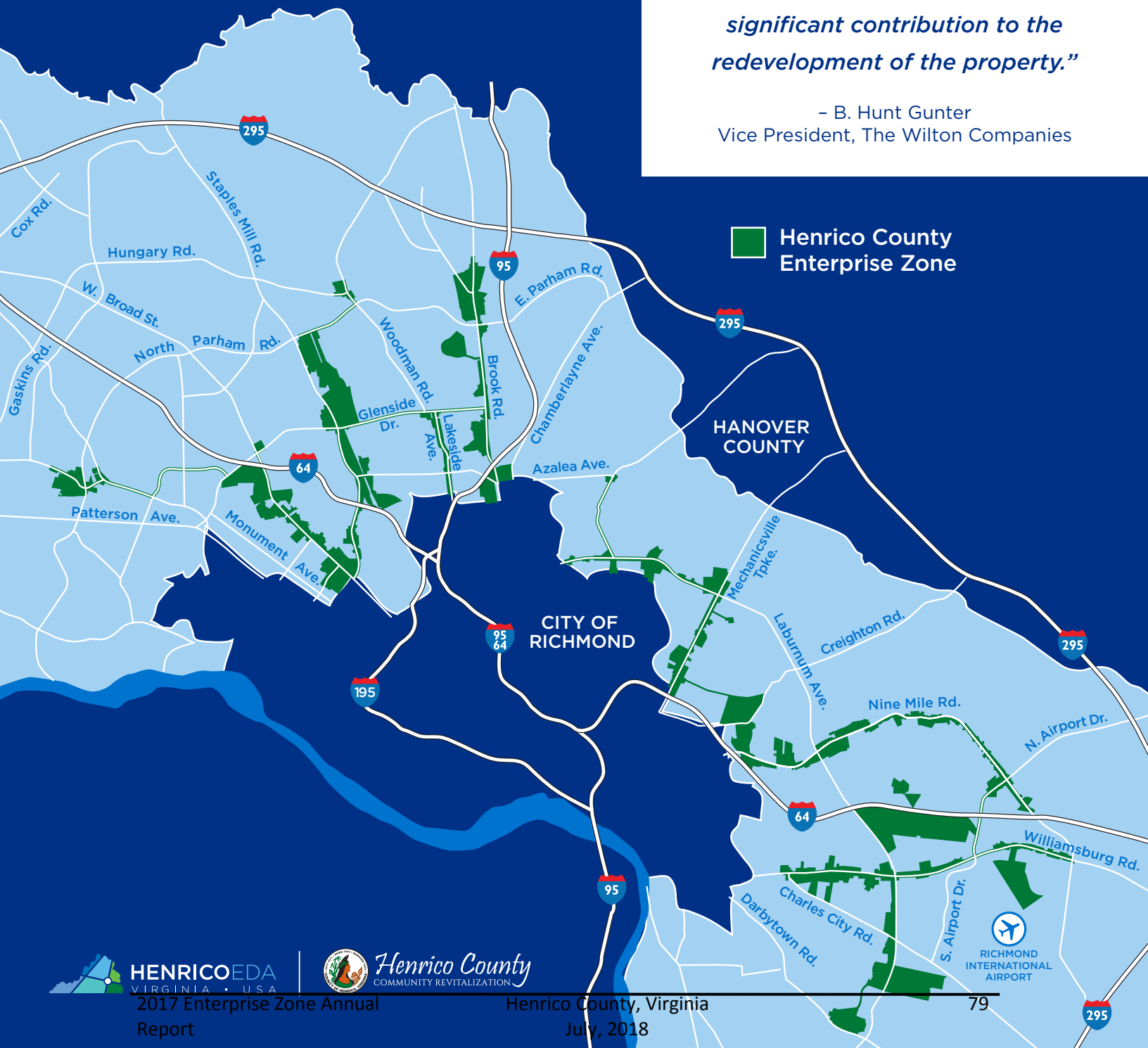
Join hundreds of companies, large and small, that have taken advantage of Henrico County's Enterprise Zone program to grow and expand their businesses. The sooner you do, the faster we can put Henrico to work for you.

For more information about Henrico County's Enterprise Zone, or to download an application for Zone benefits, please visit the County's Department of Community Revitalization site at: [henrico.us/revit/enterprise-zone](http://henrico.us/revit/enterprise-zone).



*"The Enterprise Zone team turned what could have been a costly and tedious project into a simple process that saved us money and made a significant contribution to the redevelopment of the property."*

– B. Hunt Gunter  
Vice President, The Wilton Companies



## Attachment 4C: Website Links

### Enterprise Zone website links:

- Enterprise Zone home page  
<http://henrico.us/revit/enterprise-zone/>
- Local Incentives Description and Grant Application Forms  
<http://henrico.us/revit/enterprise-zone/henrico-county-local-incentives/>
- Rehabilitation Real Estate Partial Tax Exemption  
<http://henrico.us/services/commercial-rehabilitation-tax-credit/>
- Online Brochures
  - Enterprise Zone Information: [http://henrico.us/assets/ezbrochure\\_4-2017.pdf](http://henrico.us/assets/ezbrochure_4-2017.pdf)
  - Tax Abatement: <http://henrico.us/assets/taxabatementprog.pdf>