



# REZ2022-00026

## East West Communities

Staff Report for Board of Supervisors Public Hearing  
Prepared January 12, 2023

*This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this zoning matter.*

### **I. PUBLIC HEARINGS:**

**Planning Commission:** December 15, 2022 Recommend Approval

**Board of Supervisors:** January 24, 2023 Pending

### **II. IDENTIFICATION AND LOCATIONAL INFORMATION:**

**Proposed Zoning:** SMX-PD, Suburban Residential Mixed Planned Development District

**Existing Zoning:** A-1 Agricultural District  
*\*Note: Portions of the subject site and some adjacent properties located in Airport Safety Overlay District.*

**Acreage:** 253.7 acres

**Location of Property:** The East and West lines of Willson Road approximately 1650' north of its intersection with New Market Road (State Route 5)

**Magisterial District:** Varina

**Comprehensive Plan Recommendation:** Suburban Residential 1, Office, and Environmental Protection Area, New Market Road Character Protection Area (Sub-Area 2), Varina Village Mixed-Use/Village Area

**Parcel Numbers:** 808-693-9954, 809-693-6405, 809-694-5925, 810-692-7149, 810-693-7671, 811-692-5136, 812-690-1989, 812-690-9875, 812-692-5910, 812-693-8322, and 814-692-1020

**Zoning of Surrounding Properties:**

North:	A-1, Agricultural District
South:	A-1, Agricultural District
East:	A-1, Agricultural District
West:	A-1, Agricultural District, Pocahontas Parkway (State Route 895)

### **III. SUMMARY OF STAFF REPORT COMMENTS:**

This is a request to rezone eleven parcels totaling 253.7 acres from A-1, Agricultural District, to SMX-PD, Suburban Residential Mixed Planned Development District, to develop a residential community with up to 1,000 housing units and 84 acres of open space and recreational areas. The community would have a mixture of single-family, townhome, and condominiums. The total number of townhomes and condominiums would not exceed 550 with a cap of 192 units for condominiums. The site is located on the north line of New Market Road and on the west and east sides of Willson Road.

Per Sections 24-2305 and 24-3503 of the Zoning Ordinance, a Planned Development district requires the submittal of a Master Plan and a Terms and Conditions document, which would govern the development of the property similar to proffers. The Terms and Conditions document submitted by the applicant includes requirements for the overall development, including specific housing types, required open space, road certification and improvements, pedestrian access and stormwater management. The applicant has also submitted a Master Plan pattern book which defines housing styles, conceptual layouts, required setbacks, road cross sections, landscaping, and amenities.

To assess potential traffic impacts, the applicant submitted a Traffic Impact Analysis (TIA). The County's traffic engineer and The Virginia Department of Transportation (VDOT) have reviewed the study and provided comments. The applicant has addressed these comments in a revised traffic study to the satisfaction of the traffic engineer and VDOT. The applicant has also completed a Phase 1A Cultural Resource Assessment. The assessment shows one potential area of impact, which the applicant has addressed in their design through preservation as an internal park.

The subject property is designated Suburban Residential 1 (SR1), Environmental Protection Area (EPA), and Office (OF) in the 2026 Comprehensive Plan. The SR1 recommends a density of 2.4 units per acre. It also is located within the Varina Village Mixed-Use/Village special focus area and is partially within the New Market Road Existing Character Protection Area. The proposed density for the entire site is higher than the SR1 designation; however, the denser residential development areas would be located on the portion recommended for Office, meaning the proposed uses could be an acceptable alternative. Additional residential density would provide for a unified community with more opportunities for housing types, pedestrian connectivity, and open space than traditional single-family residential developments and would have less intensive land uses than offices. To be consistent with the EPA designation, the applicant has committed to over 84 acres of passive and active recreation and open space areas within and adjacent to these environmentally sensitive areas.

Overall, the requested development would be generally consistent with the intent of the Comprehensive Plan, including the designated Special Focus areas. The proposed condominium and townhouse uses could be an acceptable alternative to Office based on the lack of Route 5 access and the available capacity in the school system. The application meets the intent and requirements of the SMX-PD district, and the Master Plan pattern book and the Terms and Conditions document offer assurances of a quality development. The applicant has addressed the items appropriate for this phase of the development process and has satisfied VDOT and the County's Traffic Engineer. For these reasons, staff can recommend approval.

The applicant has held two community meetings on October 4 and November 14, 2022. At these community meetings and through other communications citizens have expressed concerns about density, traffic, utilities, services, and potential impacts on the Capital Trail. At their December 15, 2022, meeting the Planning Commission recommended approval of this request.

#### **IV. LAND USE ANALYSIS AND IMPLICATIONS:**

This request would rezone 253.7 acres from A-1 to SMX-PD, Suburban Residential Mixed Planned Development District. The property is comprised of 11 parcels located on the east and west sides of Willson Road, north of New Market Road (Route 5). The majority of the subject property on the west side of Willson is currently under agricultural cultivation. There are also several existing homes, which would be removed. The portion east of Willson Road is also used for agricultural as well as silviculture purposes. There are potential environmentally sensitive areas throughout the property, especially along a creek, which runs along the southern property line west of Willson Road and continues north on the east side of the road.

The property borders Pocahontas Parkway (State Route 895) to the west, and the site's frontage is located higher than the roadway. Willson Road runs north/south between what are generally considered the western and eastern portions of the subject property. Willson Road intersects with New Market Road to the south and continues over Pocahontas Parkway to S. Laburnum Avenue to the north. The surrounding properties to the south, east, and north are zoned A-1. These areas include agricultural, residential and civic uses. Civic uses include the Varina Public Library, Laurel Hill United Methodist Church, and Saint James Baptist Church on the southern side of New Market Road.

The applicant has applied to rezone the property to SMX-PD, Suburban Residential Mixed Planned Development District. This district was introduced with the updated zoning ordinance in 2021 and this is the first application filed requesting this new zoning district. The new district functions similarly to the previous Urban Mixed-Use (UMU) district requirements, except items typically incorporated into the required provisional use permit (PUP) and proffered conditions are now addressed in the required "Planned Development Terms and Conditions." Upon approval of this request, the Terms and Conditions document would be recorded in the Circuit Court in accordance with the updated zoning ordinance requirements. The contents of this document would then be enforced similarly to proffers or PUP conditions approved with rezonings or provisional use permits.

The applicant has submitted a Master Plan pattern book and a Terms and Conditions document, which outline specific details of the proposed community. Overall, there would be a maximum of 1,000 units, of which up to 450 would be detached single-family units, and up to 550 could be a mixture of owner-occupied townhomes or condominiums, with a cap of 192 units for condominiums. No apartments for rent are proposed. The Terms and Conditions and the pattern book (Master Plan) also outline the specifics of each type of unit, including minimum unit sizes, height, roads and streetscape designs, setbacks, parking, sound suppression, garages, architectural style, and landscaping standards.

The Master Plan contained in the pattern book shows two areas split by Willson Road and identified as Arcadia West and Arcadia East. The conceptual layouts include the potential location of unit types, roadways, amenities, and open spaces. The western section would have two entrances on Willson Road and would be centered on a community center located in the northwest portion of the property. Any condominiums built on the property would be located along Route 895 with townhomes surrounding the community center within the interior of the community.

Three conceptual layouts are shown for the eastern portion of the development, each similar in lot layout, but have different options for entry points. A minimum of two entrances to the community would be required to serve any development with fifty or more units. These options include one entrance on New Market Road and one on the eastern side of Willson Road or both on Willson Road. The applicant would need to acquire additional property not included in this request to complete the southern entrance on Willson Road, which would also align with the

central artery established in the western portion of the community. The eastern community would also include townhouses in the central area surrounded by detached single-family homes but would not have any condominiums.

The SMX-PD district requires a minimum open space amount of 10% of the land (25 acres) and allows a maximum of 10% non-residential uses. This request includes a minimum of 84 acres of passive and active recreational areas, which the applicant indicates include BMP's, RPA's, wetlands, buffers, pocket parks, central greens, a clubhouse, and other amenities. The applicant's inclusion of civic uses such as the community center and pool would not be considered open space, but instead would be considered non-residential uses. Based on this definition, it does not appear the civic uses would exceed the 10% maximum for non-residential use and the applicant would more than exceed the minimum 10% open space requirement.

The amenities, including the community center, central park, walking and biking trails, pool, community gardens, and outdoor gathering spaces are outlined in detail in the submitted Master Plan pattern book. In general, many of the open space areas would follow environmental features on the property and the walking/biking trails would connect the property to the greater transportation network, including the Virginia Capital Trail, which runs adjacent to New Market Road. Other open spaces are located throughout the development, with the western portion centered on the community center and the eastern portion centered on a central park.

Additional contents of the Terms and Conditions document include a reference to the Master Plan pattern book and its contents, pedestrian access, the establishment of an HOA and covenants, stormwater management facilities, burning on site, satellite dishes, and the potential use of the central park depicted in the eastern portion of the development as an urban farm and/or community garden.

In addition to classifying the county's existing roadways, the 2026 Major Thoroughfare Plan (MTP) identifies the location of new roads. Although conceptual in nature, these facilities are intended to expand the local road network to ensure transportation impacts of new development are minimized. There are three such roads identified on the subject property - Concept Roads 2026-150, 2026-201, and 2026-202. Concept Road 2026-202 bisects the subject property and generally follows the alignment of the central thoroughfare shown on the applicant's Master Plan. On the 2026 MTP, Concept Road 2026-201 is depicted to be constructed on the easternmost parcel of this request. To accommodate the proposed site layout, it has been realigned to the west, and provides access to New Market Road.

Concept Road 2026-150 is depicted as a parallel road to Pocahontas Parkway (State Route 895), intersecting New Market Road across from the Varina Area Library. While the library location had not been identified prior to the adoption of the 2026 Comprehensive Plan, its subsequent development has shown that a connection in the area would be challenging due to sight distance issues associated with the bridge over Route 895. The submitted Traffic Impact Analysis (TIA) indicates traffic impacts can still be addressed through other roadway improvements. For these reasons, and because the amount of traffic generated by this request would be less than other office developments on similarly sized properties, the loss of this connection as shown on the MTP is not anticipated to negatively impact the future transportation network in the area. The layout of the property would not preclude additional connections than those shown.

The applicant has submitted a Traffic Impact Analysis to the County's traffic engineer and Virginia Department of Transportation (VDOT), who have reviewed the study and provided comments. The applicant has addressed these comments in a revised traffic study to the satisfaction of the traffic engineer and VDOT. Road improvements outlined in the request include intersection improvements at the Willson Road/New Market Road and Willson Road/S. Laburnum Avenue intersections. The request also outlines improvements along Willson Road to be provided by the

applicant which are needed for the western and eastern portions of the development. It may be necessary for the applicant to acquire additional property prior to any other improvements being developed. The phasing of these improvements is outlined in the Terms and Conditions document. The request identifies one potential crossing of the Capital Trail. If this access point is utilized, the specifics of any necessary improvements needed for pedestrian and cyclist safety will be required at the time of subdivision plan approval.

The future land use recommendations in the 2026 Comprehensive Plan include Environmental Protection Area (EPA), Office (OF), and Suburban Residential 1 (SR1). To be consistent with the EPA designation, the applicant has committed that over 84 acres, 32% of the total acreage, of passive and active recreation and open space areas, within and adjacent to these environmentally sensitive areas. The majority of the western portion of the request, over 90 acres, is recommended for Office uses.

The remainder of the site is designated SR1, which recommends a density of 2.4 units per acre. While the overall density of the request is 3.9 units per acre, the denser development areas are located on the portion designated Office. Properly developed, this request would provide a unified community with more opportunities for a variety of housing types, pedestrian connectivity, and open space than traditional single-family residential developments and would have less intensive land uses than similarly sized office developments.

In addition to providing future land use designations, the 2026 Comprehensive Plan also identifies Special Focus Areas that are recommended for more in-depth study. The subject property is located partially within the New Market Road Existing Character Protection Area and entirely the Varina Village Mixed-Use/Village Area.

In 2017 the Planning Department began an examination of Route 5 through Henrico County. Because the corridor is 13.75 miles long, the study area boundaries were defined as the land located 500 feet on either side of the centerline of the roadway. Adopted by the Board of Supervisors in December 2018, the Route 5 Corridor Study identified specific goals, objectives, strategies, and design guidelines for development along the New Market Road corridor. The Board's action amended the 2026 Comprehensive Plan to include these recommendations and in 2021 the county's zoning ordinance was amended to include an overlay district to ensure that all new development and redevelopment within Sub-Area 3, from I-295 to the Charles City County line be consistent with the desired character of the district.

Only the first 500 feet of the subject property fronting on New Market Road are subject to the recommendations of the report. Situated with Sub-Area 2 of the study, that property would be subject to specific design guidelines pertaining to landscaping and setbacks including a natural buffer of 25' along the corridor where possible and a 35' building setback for commercial uses. Other than environmental areas, there are no additional design guidelines that recommend restricting development in this section of the Route 5 Corridor. As the request does not include any residential uses within 500' of Route 5, and those areas of the site located within that distance conform with the guidance of the study, this request would be consistent with the New Market Road Existing Character Protection Area of the 2026 Comprehensive Plan.

While the 2026 Comprehensive Plan recommends all special focus area receive more in-depth studies as time allows, at this time the Varina Village focus area is among several areas throughout the county where additional studies have not been conducted. The Comprehensive Plan does provide vision and action recommendations in the event development is proposed prior to additional study being conducted. This vision focuses on the provision of walkable, pedestrian friendly communities. Examination of the zoning and subdivision ordinances to help implement a design consistent with the vision was also recommended, and staff notes the SMX-PD zoning

district is part of the County's efforts to accomplish that recommendation. The proposed connection to the Capital Trail and additional pedestrian amenities outlined in the applicant's documents would be consistent with the vision for Varina Village identified in the Comprehensive Plan.

Both focus areas recommend respecting the historic nature of the area. To satisfy this recommendation, the applicant has completed a Phase 1A Cultural Resource Assessment. None of the existing structures on the property have been deemed significant enough to avoid removal. The report shows only one potential area of impact, which the applicant has addressed in their design through preservation as an internal park. Any additional impacts found during the development process would be addressed at that stage of development.

Overall, the requested development would be consistent with the intent of the Comprehensive Plan, including the designated Special Focus areas. It meets the intent and requirements of the SMX-PD district, and the Master Plan pattern book and the Terms and Conditions document offer assurances of a quality development. The applicant has addressed the items appropriate for this phase of the development process and has satisfied VDOT and the County's traffic engineer. For these reasons, staff can recommend approval.

The applicant has held two community meetings on October 4 and November 14, 2022. At these community meetings and through other communications citizens have expressed concerns about density, traffic, utilities, services, and potential impacts on the Capital Trail. At their December 15, 2022 meeting the Planning Commission recommended approval of this request.

## **V. COMPREHENSIVE PLAN ANALYSIS:**

### ***Land Use Plan Recommendation:***

The 2026 Comprehensive Plan's recommended future land use for the subject property is Office, Suburban Residential 1, and Environmental Protection Area. The SR1 designation recommends a density of 2.4 units per acre. It also is located within the Varina Mixed-Use/Village special focus area and is partially within the New Market Road Existing Character Protection Area. The proposed density for the entire site is higher than the SR1 designation, but by focusing residential density on the portion recommended for Office, it would be an acceptable alternative. Additional density would provide a unified community with more opportunities for housing types, pedestrian connectivity, and open space than traditional single-family residential development and would be less intense than similarly sized office developments. To be consistent with the EPA designation, the applicant has committed to over 84 acres of passive and active recreation and open space areas, within and adjacent to these environmentally sensitive areas.

### ***Vision, Goals, Objectives and Policies:***

This application is most consistent with the following Vision, Goals, Objectives, and Policies of the 2026 Comprehensive Plan:

- Land Use and Community Character Objective 4: Promote developments with features that provide a safe pedestrian environment.
- Land Use and Community Character Objective 6: Implement new land use regulatory tools to allow for alternative forms of development only when high quality and impact mitigation is ensured.
- Land Use and Community Character Objective 7: Encourage large-tract, planned development to promote unified and attractive development and a sense of place, rather than piecemeal or incremental development.
- Land Use and Community Character Objective 9: Promote diverse housing types that meet the needs of a demographically diverse population.

## **VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:**

### ***Major Thoroughfare and Transportation:***

Sidewalks will be required on Willson Road along the parcels. Any proposed pedestrian crossings on Willson Road shall include flashing pedestrian signs. Public roads within the development shall be designed to provide traffic calming, such as the use of bump outs at intersections. Internal Primary Streets with a four-lane cross section should be avoided. Each style of Primary Street and Neighborhood Street should have its own color to identify locations. Two points of access must be provided for any area with more than 50 homes. Without modifications at the time of subdivision, this will eliminate East Master Plan Vision 3. If Private alleys are to have two-way traffic, they need to be 24 feet in width. There are three Concept roads within the parcels that need to be addressed and accounted for with any design. The applicant should contact the DPW Transportation Division to coordinate the alignment of these concept roads.

A Chapter 527 traffic study was completed by the developer's engineer. Henrico Traffic Engineering reviewed the Traffic Impact Analysis for this development and submitted comments to the engineer. Responses from the engineer satisfactorily addressed the comments. The surrounding roadway network with the proposed improvements outlined in the analysis can handle the increase in traffic. Traffic Engineering has no further comments.

### ***Drainage:***

- All proposed improvements must comply with all applicable Public Works plan of development requirements.
- The site must comply with applicable stormwater quality and quantity requirements.
- Based on GIS, Waters of the U.S. and/or hydric soils are present (indicating possible wetlands). Corps of Engineers and DEQ permits may be required.
- Please note that stormwater management facilities (if any) must be in common area (not on individual lots) and must meet the front yard setback. Underground stormwater management facilities are not permitted in single-family residential areas.
- Based on information in the County's GIS, there appears to be 100-year floodplain present on the site. A no-rise certificate will be required for any development in the Special Flood Hazard Area (including stormwater discharge points that discharge adjacent to floodplain). Please note that fill is not permitted in the Special Flood Hazard Area.
- It appears there may be an SPA Stream and/or an RPA stream on the property.

### ***Public Utilities:***

A 16" water line is located in Darbytown Rd. The sewer trunk lines to serve this property need to be constructed to the New Market SPS.

**Schools:**

The distribution of units and types have not been finalized, but two options have been provided. The first option proposes 450 single family and 550 townhome units. The residences will be in the Mehfoud/Varina Elementary, Rolfe Middle, and Varina High School zones. The first scenario breakdown is shown in the following table:

School Level	School Name	2022 Membership	Functional Capacity	Single Family Yield	Townhome Yield	Total Student Yields*
Elementary	Mehfoud/Varina	536	1,194	126	130	256
Middle	Rolfe	747	1,358	76	68	144
High	Varina	1,335	1,980	98	90	188
<i>* At Development Buildout</i>					<b>Total Students:</b>	588

The second scenario proposes 450 single family homes, 358 townhomes, and 192 condominiums. The student yield breakdown is shown in the table below:

School Level	School Name	2022 Membership	Functional Capacity	Single Family Yield	Townhome Yield	Condo Yield	Total Student Yields*
Elementary	Mehfoud/Varina	536	1,194	126	85	20	231
Middle	Rolfe	747	1,358	76	44	9	129
High	Varina	1,335	1,980	98	58	15	170
<i>* At Development Buildout</i>					<b>Total Students:</b>		531

Student yield information is created using student yield data for similar developments. Varina District, per 100 units, single family developments yield 28.1 elementary students, 16.9 middle school students, and 21.7 high school students. Townhomes in the Varina District yield 23.7, elementary, 12.4 middle, and 16.3 high school students per 100 units. Furthermore, condos yield 10.3 elementary, 4.6 middle, and 7.6 high school students in the Varina District.

Based on September 30, 2022, membership and capacity figures shown above, Mehfoud and Varina Elementary Schools are currently at 44.9% of combined capacity. The analyses shown above indicates the proposed development could potentially yield an additional 256 elementary students in the first scenario and 231 students in the second scenario. Rolfe Middle is currently at 55% of capacity. The analyses shown above indicates the proposed development would potentially yield 144 additional middle school students in the first scenario and 129 students in the second. This development can be supported at the elementary and middle levels.

Varina High is currently at 67.4% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 188 students in the first scenario and 171 in the second scenario. Over the next five years, membership/capacity ratios for Varina High are expected to stay under 90% of capacity. This development can be supported at the high school level.

**Community Revitalization:**

No comments.

***Division of Fire:***

East Masterplan Vision 3 is not acceptable as shown as it exceeds the maximum number of dwelling units off a single point of access. Additionally, the private alley widths will be required to be a minimum clear width of 24 feet. The concrete aprons will be permitted to be incorporated into the total width.

As to Proffer 7.C.1.c, pavement widths and turning radii dimensions shall comply with the requirements of the Virginia Statewide Fire Prevention Code. These items will be addressed during POD review.

***Division of Police:***

The applicant is encouraged to contact and work with the Community Services Unit with the Police Division for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts as a plan of development (POD) is drafted for submission to the County for review.

***Recreation and Parks:***

No park or recreation facilities, historical, or archeological impact.

***Libraries:***

This request falls within the service area of the Varina Area Library that was part of the 2005 bond referendum. This 43,000 sq. ft. facility, opened in June 2016, offers expanded meeting, study, and conference room space; digital media lab; enhanced children's and teens' space plus a drive up pickup/drop off services. In addition, as these types of developments continue to be built and the population in the area continues to grow, Varina Area Library can meet the increased service demands.

***Topography and Land Characteristics Adaptability:***

There are no known topographic reasons why the site cannot be used as proposed.

## TERMS AND CONDITIONS ARCADIA

December 14, 2022

### APPLICABLE TO ENTIRETY OF THE PROPERTY

1. Pattern Book. The Property shall be developed in general conformance with the illustrations and information set forth in the Arcadia Proposal For Development by East West Communities dated Nov 11th (the "Pattern Book") and filed herewith (see case file), unless otherwise requested and specifically approved at the time of Plan of Development or Subdivision, which illustrations and information are conceptual in nature and may vary in detail.
2. Overall Density. There shall be no more than 1,000 dwellings developed on the Property, provided that no more than 550 of such dwellings shall be townhomes and condominiums and no more than 192 of such dwellings shall be condominiums.
3. Connectivity. In accordance with the County's 2026 Major Thoroughfare Plan, the primary boulevard entering the West side of the Property from Willson Road shall generally follow the alignment of Concept Road 2026-202. On the East side of the Property (east of Willson Road) along the eastern property line, a stub road shall be provided for a future connection to the adjoining property that is generally in alignment with a continuation of Concept Road 2026-202. A second stub road shall be provided for a future connection to the adjoining property on the West side of the development, along the northern property line, that generally follows the alignment of Concept Road 2026-150."
4. Road Certification. Prior to the issuance of the first permanent certificate of occupancy in a given phase of development, the Owner shall provide the Planning Department with certification from a licensed engineering firm that the private roadways within that phase of development were constructed according to the approved Plan of Development and in compliance with County private road design standards and specifications, to include proper compaction of the sub-base soils, utility trenches, base stone and asphalt surface, but excluding road widths and turning radii.
5. Pedestrian Access. A pedestrian access system shall be provided connecting the major project areas of the development, as generally shown on the Pattern Book.
6. Restrictive Covenants/Homeowners' Association. A document shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth controls on the development and maintenance of such portions of the Property as they are developed. In addition, there shall be an Owners' Association(s) that shall be responsible for the enforcement of the restrictive covenants, including, but not limited to, maintenance of the common areas.
7. Road Improvements. The following road improvements shall be made:
  - a. All right-of-way of Willson Road adjoining the West Property, but not to exceed forty (40) feet as measured from the existing centerline, to allow that portion of Willson Road adjoining the West Property to be an eighty (80) foot right-of-way, shall be dedicated to the County by the then Owner of the West Property prior to the certificate of occupancy for the first building on the West Property. If such property is not used by the County for the widening of Willson Road, the dedicated portions of the West Property shall be returned to the developer.

- b. All right-of-way of Willson Road adjoining the East side of the Property, but not to exceed forty (40) feet as measured from the existing centerline, to allow that portion of Willson Road adjoining the East side of the Property to be an eighty (80) foot right-of-way, shall be dedicated to the County by the then Owner of the East side of the Property prior to the certificate of occupancy for the first building on the East side of the Property. If such property is not used by the County for the widening of Willson Road, the dedicated portions of the East side of the Property shall be returned to the developer.
- c. Pursuant to the recommendations set forth in the Nelson Farm Development – Traffic Impact Analysis prepared by Kimley-Horn, dated August, 2022 and based upon the assumptions provided by the County Department of Public Works and VDOT, the developer, subject to VDOT and County approval, shall construct and dedicate to the County or to the State at no cost, the following Willson Road improvements:
  1. The developer shall widen Willson Road with required transitions from the northern project entrance (Entrance #2 as shown in that certain exhibit entitled “ARCADIA OVERALL OFFSITE ROADWAY IMPROVEMENTS EXHIBIT”, dated December 13, 2022, prepared by Kimley-Horn and attached hereto as Exhibit A (see case file)) to the southern entrance (Entrance #1 as shown in Exhibit A) along the West property frontage, allowing for single dedicated right and left turn lanes into the two (2) project driveways along Willson Road, each to be completed with a 200 foot storage and 100 foot taper. This road widening shall be substantially complete prior to the Certificate of Occupancy for the first building on the West side of the Property.
  2. Prior to a Certificate of Occupancy for the first building on the Eastern side of the Property, at least one of the following road improvements shall be substantially completed to access the East side of the Property, and by the fifty-first (51<sup>st</sup>) Certificate of Occupancy for a building located on the East side of the Property, at least two of the following road improvements shall be substantially completed to access the East side of the Property, unless otherwise approved by the Director of Planning at the time of Plan of Development or Subdivision review (such as an additional point of access, with necessary road improvements, being provided):
    - a. Widen Willson Road with required transitions at the northern project entrance (Entrance #3 as shown in Exhibit A) along the East side of the Property frontage, allowing for single dedicated right and left turn lanes into the one (1) project driveway along Willson Road, each to be completed with a 200 foot storage and 100 foot taper.
    - b. For use of the one (1) project driveway along New Market Road (Route 5) (Entrance #4 as shown in Exhibit A), the developer shall construct a single dedicated right turn lane into the project to be

completed with a 100 foot storage and 200 foot taper. This driveway will have a restricted right-in/right-out entrance, with a concrete channelizing device and corresponding signage as required by VDOT.

- c. For use of the southern project entrance along Willson Road (Potential Entrance #5 as shown in Exhibit A) the developer shall widen Willson Road with required transitions allowing for single dedicated right and left turn lanes into Potential Entrance #5, to be completed with a 200 foot storage and 100 foot taper.
3. With respect to a traffic signal at the intersection of Willson Road and South Laburnum Avenue, as shown in Figure 1 in the Traffic Impact Analysis, materials needed to construct such a signal will be ordered when meeting 90% of the traffic generated for the 8-hour signal warrant criteria, and the signal will be constructed and operational within 6 months of meeting the 8-hour signal warrant criteria. A northbound right turn lane will be constructed within the existing right-of-way with a 50' taper and 50' storage on Willson Road at South Laburnum Avenue generally shown in Exhibit A (Road Improvement #2) and will be substantially complete within 6 months of meeting the 8-hour signal warrant criteria. The existing westbound left turn lane on South Laburnum Avenue at Willson Road will be extended to a 200 foot storage and 100 foot taper, and be substantially complete within 6 months of meeting the 8-hour signal warrant criteria.
  4. The installation of a single right turn lane southbound on Willson Road at the intersection of Route 5, shown in Figure 1 in the Traffic Impact Analysis, generally shown in Exhibit A (Road Improvement #1) to be completed with a 200 foot storage and 100 foot taper shall be constructed prior to the Certificate of Occupancy for a combined 400 single family homes and 500 townhome and condominium units, and meeting the right turn lane warrant criteria.
8. Storm Water Management Facilities. Any above-ground wet stormwater management facilities located on the Property shall be designed and utilized as a water feature amenity and/or designed and landscaped to make it an integral part of the development and shall be aerated.
  9. Burning on Site. There shall be no burning of construction debris, materials or vegetation on the Property, except to provide warmth to workers using temporary drums not exceeding fifty-five (55) gallons.
  10. Satellite Dishes. Satellite dishes larger than that permitted by Federal law without restriction shall be prohibited on the Property.
  11. Recreation Facilities and Open Space. A minimum of 84 acres of passive and active recreational areas shall be provided for the Property and may include BMP's, RPA's, wetlands, buffers, pocket parks, central greens, clubhouse and pool area, etc, of which a minimum of 70 acres shall be open space, as defined by the County Zoning Ordinance. A stand-alone clubhouse, a minimum of 3,000 square feet in enclosed conditioned space, for unit owners and

guests shall be provided for the dwelling units and shall include interior and exterior gathering spaces such as outdoor lounging area, kitchen and meeting or seating area, collaborative workspaces or a fitness center to include services such as but not limited to cardio, weights, yoga and group fitness. The clubhouse will also include a great room that can be reserved for social activities. Other recreational facilities for use by unit owners and guests may include central park, walking and biking trails, pool, community gardens, etc, as generally shown on the Pattern Book.

12. Setbacks. Minimum building setbacks shall be generally as shown in the Pattern Book (see case file), unless otherwise approved by the Director of Planning at the time of Plan of Development or Subdivision Plan approval.

13. Landscaping/Buffer along Adjacent Roadways.

a. Overall. Any buffer within the Property required herein shall be retained as natural and may also be landscaped, and may include supplemental plantings, signage, berms and/or fencing and other purposes as approved at the time of landscape plan review. Roads, bicycle paths, jogging trails, sidewalks, utility easements (including drainage), common owned fencing/walls adjacent to any roads or drives, signage, and other purposes requested and specifically permitted, or if required, at the time of Plan of Development or Subdivision review, or by any governmental body; provided, any such road or utility easements shall be extended generally perpendicular through such buffer. All buffers in common area shall be maintained by the respective Association. Any buffer shall include supplemental evergreen plantings necessary to provide additional screening as determined at the time of landscape plan review.

b. I-895. A natural and landscaped buffer a minimum of fifty (50) feet in width and planted to the level of a transitional buffer 50 shall be provided on the Property adjoining Interstate 895.

c. Willson Road. A natural and landscaped buffer a minimum of fifty (50) feet in width and planted to the level of a transitional buffer 50 shall be provided on the Property adjoining Willson Road.

14. Street Trees. Street trees with a minimum two and one-half (2.5") inch caliper at the time of planting shall be planted along the sides of all internal public roads, one tree on each side for every thirty-five (35) feet of road length. If existing trees are maintained, they may be counted toward this requirement. Spacing of trees may be increased as needed to accommodate driveways and underground utilities, including stormwater systems.

15. Entrance Features/Signage. Signage within Arcadia shall be generally consistent with the styles depicted in the Pattern Book (see case file) unless otherwise approved by the Director of Planning at the time of Plan of Development or Subdivision Plan approval.

16. Driveway Materials. Driveways shall be constructed of either asphalt, pre-cast pavers, concrete or other similar materials approved by the Director of Planning at the time of Plan of Development or Subdivision Plan approval.

17. Construction Hours. The hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment shall be permitted only between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00a.m. and 5:00 pm. on Saturdays, except in emergencies or where unusual circumstances require extending the specific hours in order to

complete work such as concrete pours and utility connections. Signs, in both English and Spanish, stating the above-referenced provisions, shall be posted and maintained at all construction entrances to the Property prior to any land disturbance activities thereon.

18. C-1 Conservation District. Prior to filing the final Plan of Development or Subdivision plan on the Property, the Owner/Applicant shall apply to rezone such portions of the Property situated within the 100-year floodplain/special flood hazard area to a C-1 Conservation District. The location and limits of such portions of the Property shall be established by definitive surveys approved by the Department of Public Works.

19. Chimneys. The exposed portions of all fireplace chimneys, if present, shall be of brick, stone, cultured stone, or siding similar to the exterior treatment of the building. The exposed bases of all chimneys shall be of the same material as the dwelling foundation. This proffer shall not apply to direct-vent gas fireplaces or appliances.

20. Foundation Planting. Each residential building shall have a minimum of four (4) shrubs planted in the front planting bed.

21. Alleys. The internal alleys within the project shall be private and shall be maintained by the Association.

22. Lighting. Lighting standards for the project shall be provided as generally shown on the Pattern Book.

23. Site Access. Additional access points may be provided to the site beyond the future access points shown in the Pattern Book, subject to approval at the time of Plan of Development or subdivision review.

24. Severance. The unenforceability, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

#### APPLICABLE TO MULTIFAMILY CONDOMINIUMS

25. Square Footage. One bedroom units shall be a minimum of 900 square feet of finished floor area in size, two bedroom units shall be a minimum of 900 square feet of finished floor area in size, and three bedroom units shall be a minimum of 1000 square feet of finished floor area in size.

26. Architecture. Buildings shall be in general conformance with the architectural themes displayed in the Pattern Book (see case file), which illustrations and information are conceptual in nature and may vary in detail.

27. Exterior Materials. Buildings shall have exposed exterior front, rear and side walls (above finished grade) primarily of brick, cementitious or composite-type siding, vinyl siding, stone, marble or granite, or a combination of the foregoing or other material(s) of similar quality. No building shall be covered with or have exposed to view any unadorned or unfinished concrete block. Soffit and exterior ceiling materials shall be constructed using non-combustible material.

28. Sound Suppression. Interior dwelling unit separation walls between units, floor/ceiling assemblies between units, and/or floor/ceiling assemblies between office/commercial and residential units in buildings shall be designed to have a minimum sound transmission coefficient rating of 54 as evidenced by a cross-sectional detail, reviewed and approved by a certified architect or engineer as to the approved assembly accomplishing the sound coefficient rating, which shall be included in the building permit application.

#### APPLICABLE TO MULTIFAMILY TOWNHOMES

29. Square Footage. Townhomes shall be a minimum of 1,200 square feet of finished floor area in size.

30. Architecture. Townhome buildings shall be in general conformance with the architectural themes displayed in the Pattern Book (see case file), which illustrations and information are conceptual in nature and may vary in detail. Generally, in order to minimize visual repetition of buildings, no two adjacent Townhome buildings shall have the same identical individual elevation sequence pattern across the front of the building. The exception to this rule will apply to multifamily housing: townhouses lining the grand boulevard as well as those townhouses encircling the community's clubhouse may maintain a consistent façade. The same holds true for the condominium court. Garages (if provided) shall allow for single (1 car) garages or double (two) car garages. All garage doors shall have, at a minimum, one architectural detail including but not limited to, windows, carriage door handles, exposed hinges or accent columns.

31. Exterior Materials. Townhomes shall have exposed exterior front, rear and side walls (above finished grade) primarily of brick, cementitious or composite-type siding, vinyl siding, engineered wood siding, stone, marble or granite, or a combination of the foregoing or other material(s) of similar quality. Slab Construction: If the dwelling unit is constructed on a slab, brick or stone shall be employed around the base of the dwelling unit a minimum twelve (12) inches above grade as to give the appearance of a foundation. If not constructed on slab, all exposed portions of the foundation of each dwelling unit shall be faced with brick, stone, or similar quality veneer. No building shall be covered with or have exposed to view any unadorned or unfinished concrete block. Soffit and exterior ceiling materials shall be constructed using non-combustible material.

32. Sound Suppression. Interior dwelling unit separation walls between units in Townhomes shall be designed to have a minimum sound transmission coefficient rating of 54 as evidenced by a cross-sectional detail, reviewed and approved by a certified architect or engineer as to the approved assembly accomplishing the sound coefficient rating, which shall be included in the building permit application.

#### APPLICABLE TO ALL SINGLE-FAMILY DETACHED HOMES

33. Square Footage. Single Family Homes shall be a minimum of 900 square feet of finished floor area in size.

34. Architecture. Homes shall be in general conformance with the architectural themes displayed in the Pattern Book (see case file), which illustrations and information are conceptual in nature and may vary in detail. To minimize visual repetition of buildings, no two adjacent homes shall have the same identical individual elevation sequence pattern across the front of

the building. Garages (if provided) shall allow for single (1 car) garages or double (two) car garages. All garage doors shall have, at a minimum, one architectural detail including but not limited to, windows, carriage door handles, exposed hinges or accent columns.

35. Exterior Materials. Single-Family detached homes shall have exposed exterior front, rear and side walls (above finished grade) primarily of brick, cementitious or composite-type siding, vinyl siding, engineered wood siding, stone, marble or granite, or a combination of the foregoing or other material(s) of similar quality. No building shall be covered with or have exposed to view any unadorned or unfinished concrete block. Soffit and exterior ceiling materials shall be constructed using non-combustible material.

36. Foundations: All single family dwelling units on the Property shall be constructed on crawl space foundations except for basements and garages. The exterior portion of the foundations below the first floor level which is visible above grade shall be finished with full standard brick or stone unless otherwise approved by the Director of Planning. Dwelling units built on a crawl space foundation, with steps to the main entrance, including front access stoops or porches, but not including homes with country porches, shall be faced with full standard brick or stone with a finished concrete or exposed aggregate landing for any such steps, stoops or porches and any visible piers on porches shall be constructed of brick. Notwithstanding the foregoing, if a single family dwelling unit is age restricted or age targeted and approved by the Director of Planning, such dwelling unit may be constructed on a slab, and if so, brick or stone shall be employed around the base of the dwelling unit a minimum twelve (12) inches above grade as to give the appearance of a foundation.

#### APPLICABLE TO COMMUNITY BUILDING

37. Amenities. Prior to the issuance of 450 certificates of occupancy for owner-occupied residences, a Clubhouse for use by homeowners shall be provided and include, at a minimum, a business center, meeting space and a swimming pool.

38. Central Park. At the option of the developer and the Arcadia HOA the Central Park depicted on the East side of the Property may be converted to a professionally managed urban farm and/or community garden following a model similar to CSA Farm Share (Community Supported Agriculture).

 **ARCADIA**

— VARINA —



Proposal For Development By



November 11, 2022

# CONTENTS

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## 1. Introduction

- 1.1 Inspiration
- 1.2 Context
- 1.3 What Does Arcadia Mean
- 1.4 Arcadia West
- 1.5 Arcadia East
- 1.6 East West Communities History

## 2. MASTER PLAN VISION

- 2.1 Arcadia Illustrative Master Plan
- 2.2 Arcadia West Master Plan Vision
- 2.3 Arcadia East Master Plan Vision 1
- 2.4 Arcadia East Master Plan Vision 2
- 2.5 Arcadia East Master Plan Vision 3
- 2.6 Arcadia East Central Park Plan

## 3. DEVELOPMENT GUIDELINES

- 3.1 Building Height Diagram
- 3.2 Residential Lot Types
- 3.3 General Residential Development Standards

## 4. THOROUGHFARE STANDARDS

- 4.1 Typical Road Sections

## 5. ARCHITECTURAL STYLES

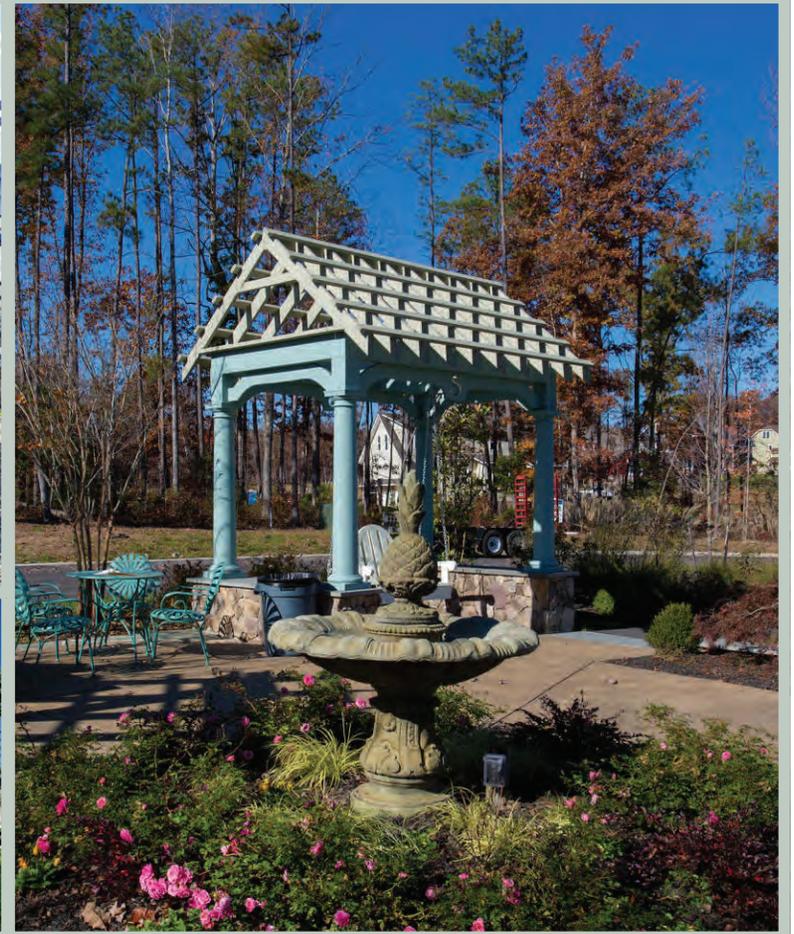
- 5.1 Residential Architectural Styles
- 5.2 Arts & Crafts
- 5.3 Classical
- 5.4 Contemporary
- 5.5 European Romantic
- 5.6 Representative Homes
- 5.7 Representative Homes

## 6. LANDSCAPE DESIGN

- 6.1 Overall Landscape Design Plan
- 6.2 Parks and Greens
- 6.3 Trails and Walks
- 6.4 Streamside Park
- 6.5 Stormwater Management
- 6.6 Main Entry Feature Inspiration
- 6.7 The Greenbelt
- 6.8 Clubhouse Amenity Inspiration
- 6.9 Primary Boulevard
- 6.10 Neighborhood Roadway
- 6.11 Parking
- 6.12 Representative Plant List
- 6.13 Site Lighting
- 6.14 Site Furniture

# 1. INTRODUCTION

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November 11, 2022

 **ARCADIA**

# 1.1 INSPIRATION



*Arcadia's overall layout is based on a Beaux-Arts town plan where sweeping boulevards and axial vistas showcase well-crafted architecture amidst parks and amenity greenbelts. The progression from entrance to the heart of the site mimics the progression within a small town: from rural to suburb to urban.*

- The master plan seeks to layout new homes in a way that will prioritize the public realm and open space.
- The goal for this master plan to provide a high quality amenity package that will enhance the overall experience for residents creating a variety of flexible and compelling outdoor spaces.
- Entering off Willson Road, one proceeds through a beautifully tree-lined and curvilinear boulevard with a community amenity at the street's terminus. Intersecting this boulevard is a secondary amenity axis: a greenbelt muse, a perfect refuge nurtured by natural and enhanced foliage, a walking path, and site embellishments to enjoy this stop-a-while within the community.
- At the community's heart, a well-designed clubhouse amenity becomes the focus for residents, incorporating resort style activities along with a farmette for members of the community.
- This is a walkable community. The entire project is lined with sidewalks, along with rumble boards and special accent pavers at major intersections. Streets are designed on a curved bias to allow for more dynamic visual interest. View axis are carefully controlled with all streets ending with framed natural vistas or with superior architecture.

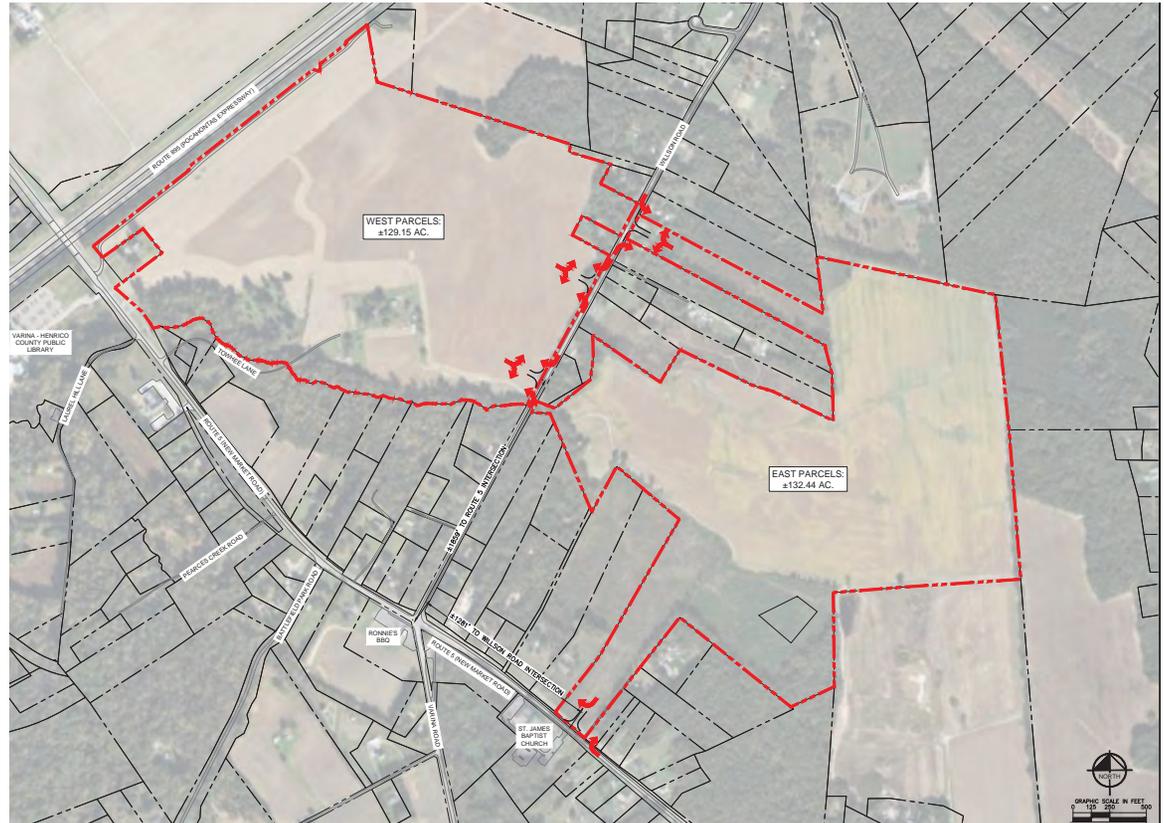


## 1.2 CONTEXT

Arcadia is a 262-acre, two parcel site located along Route 895 and Willson Road at Route 5 in Henrico County. Arcadia provides a great opportunity for the development of a vibrant, walkable, residential community with a variety of amenities, including a clubhouse and year-round activities that will provide connectivity for the families that live there.

The property is currently farmland and will be transformed into approximately 1,000 homes, townhomes, and condominiums laced with meticulous landscaping, pocket parks, a greenbelt muse, sidewalks, and street lights. A fifty-foot landscaped planting buffer as well as a generous 500-foot setback off Route 5 ensures both the visual privacy and solitude of the community. Within the community, approximately 32% of the land will remain as open space.

The Capital Trail and the Varina Library are located adjacent to the property allowing easy access for residents. The property is convenient to Downtown Richmond, Rocket's Landing, and Route 895.



## AREA MAP

November 11, 2022

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## 1.3 WHAT DOES ARCADIA MEAN



- In its simplest definition, Arcadia refers to a vision of pastoralism in harmony with Nature.
- The term is derived from the Greek province of the same name which dates to antiquity.
- According to Greek mythology, Arcadia is paradise, where supernatural entities are aligned with Nature. The domain of Pan, god of the forest, permeates this primal land.
- Later, Eighteenth-century pastoralists further developed the meaning of Arcadia to be an idyllic garden of unspoiled wilderness where the world is at harmony. This untouched garden is generally associated with Utopian ideals where humankind lives uncorrupted by civilization.
- Virginia's own Thomas Jefferson extolls the virtues of agrarian living and likened his dear Monticello as a grand Edenic experiment in progressive Arcadian living.

November 11, 2022

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## 1.4 ARCADIA WEST

The overall layout is based on a Beaux-Arts town design where sweeping boulevards and axial vistas showcase well-crafted architecture amidst parks and amenity greenbelts. The progression from entrance to the heart of the site mimics the progression within a small town: from rural to suburb to urban.

Entering through the main entrance off Willson Road, one proceeds through a beautifully tree-lined and curvilinear boulevard with a community amenity at the street's terminus. Intersecting this boulevard is a secondary amenity axis: a greenbelt muse. To the right, walking trails take one through a park-like setting, punctuated with nodes of floral opportunities; to the left, an architectural folly that serves as gateway to nearby riverbank hiking trails and ponds.

Varied width single-family lots are the mainstay of this community and utilize both street access and alley loaded configurations. The community also allows for higher density quarters such as townhouses and condominiums. Townhouse venues are arranged in landscaped courtyard style fashion, creating intimate neighborhood enclaves. Condominiums are placed along the Pocahontas Parkway to act as sound baffles, thereby reducing peak traffic sounds to little more than white noise. A 50-foot green buffer along the expressway secures and protects the view into the condominiums.

This is a walkable community. The entire project is lined with sidewalks, with rumble boards and special accent pavers at significant intersections. Streets are designed on curved bias to allow for more dynamic visual interest. View axis are carefully controlled with all streets ending with framed natural vistas or with superior architecture.

At the community's heart, a well-designed clubhouse amenity becomes the focus for residents, incorporating resort style activities throughout the year. Additional amenities will include a pool, trails, pocket parks, greenways, and more.



November 11, 2022

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## 1.5 ARCADIA EAST

As with Arcadia west, Arcadia east is based on the same axial Beaux-Arts town plan where an ordered progression through the community displays traditional architecture in park-like settings.

This site's main entry is also off Willson Road and as one proceeds through a seasonal tree-lined boulevard, visitors and residents alike are treated to a well-designed, pastoral promenade that eventually terminates in a framed view of Central Park: a strategically placed amenity that houses the community's Conservatory -- a social gathering spot within an architectural delight.

Standardized single-family lots are the mainstay of Arcadia's eastern community. Here residential lots utilize either street access or traditional alley configurations. Consistent with the overall theme set with the western parcel, this sister site allows for higher density quarters such as townhouses and condominiums. Townhouse venues are arranged in landscaped courtyard fashion, creating intimate neighborhood enclaves. Townhomes are ringed along the southern edge of site's Central Park affording these multifamily residents lovely views within this verdant and precious amenity.

This is a walkable community. The entire project is lined with sidewalks; rumble boards and special accent pavers will be found at major intersections. Streets are designed on a curved bias to allow for more dynamic visual interest. View axis are carefully controlled with all streets ending with framed natural vistas or with superior architecture.



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# 1.6 EAST WEST COMMUNITIES HISTORY

VIRGINIA • NORTH CAROLINA • SOUTH CAROLINA • FLORIDA

## I. Significant History

East West Communities is a nationally acclaimed masterplan developer with multiple communities in Virginia, North Carolina, South Carolina, and Florida. Since 1973, East West Communities has a history of working closely with local officials to fulfill its strategic plan of offering a variety of housing products and price points – featuring a superior lifestyle by the addition of resort-style amenities at a reasonable cost to the homeowner.



*No other developer in the country has EVER won three "Best Communities in America" awards!*

## II. A Long-Term Partnership

As a developer, East West Communities has accomplished what no one else has. Part of this reason for this may be because our management team has spent 90% of their homeownership years in our own communities. Simply put, we build the 'ultimate community' for our residents...AND our own families!

With each new community, we continue to build on our heritage of innovation and achievement. East West's imaginative amenities, like Garden Golf™, FunHouses™, children's water parks, Tom Sawyer Island playgrounds, skating rinks, bike tunnels, treehouse playgrounds, playhouse villages, and waterfront amphitheaters, continue to attract new home buyers, and sustain East West Communities' leadership in the real estate development industry have now been adopted.

## III. Best In America

Over the past 45 years, East West Communities has received national acclaim for developing the Best Community in America for three different Midlothian communities – Brandermill, Woodlake, and Hallsley. Every year the National Association of Home Builders and the Urban Land Institute assemble panels of expert judges to select new planned housing developments throughout the United States that they judge to be the best. The criteria includes diversity of housing, sales success, environmental sensitivity, infrastructure, and more. No other developer in the country has EVER won three "Best Communities in America" awards!

## IV. Unwavering Reputation

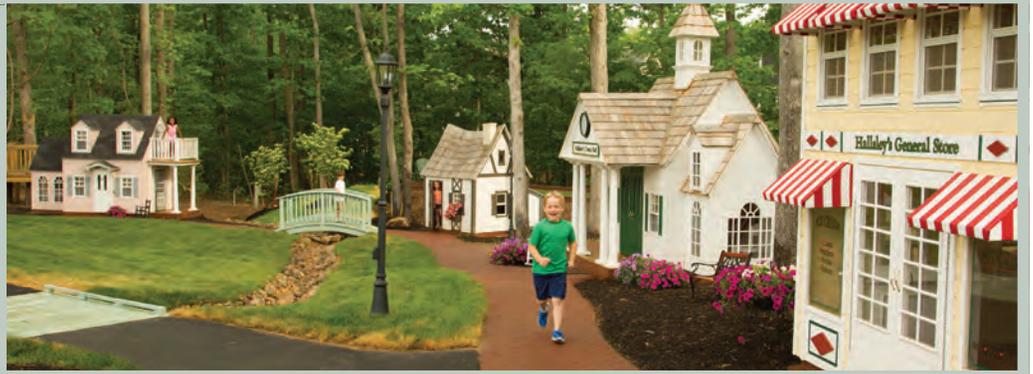
East West Communities began in Midlothian, Virginia more than four decades ago and over the years grew into four separate divisions, based in Richmond and Hampton Roads, Virginia, Jacksonville, Florida, and Beaufort, South Carolina. Today, these divisions of East West Communities has developed over 25 award winning communities that are home to more than 20,000 families. East West Communities presents an incomparable record of experience and achievement.



## 1.6 EAST WEST COMMUNITIES HISTORY, *continued*

### V. Environmental Sensitivity

At East West Communities, a consistent element of our strategic approach is an uncompromising commitment to environmental preservation. We've established environmental protocol and developed ground-breaking conservation measures for every new community we build, and our methods are now industry standards. We've been recognized for our environmental leadership with numerous awards. We're committed to preserving the natural world for generations to come.



## 2. MASTER PLAN VISION

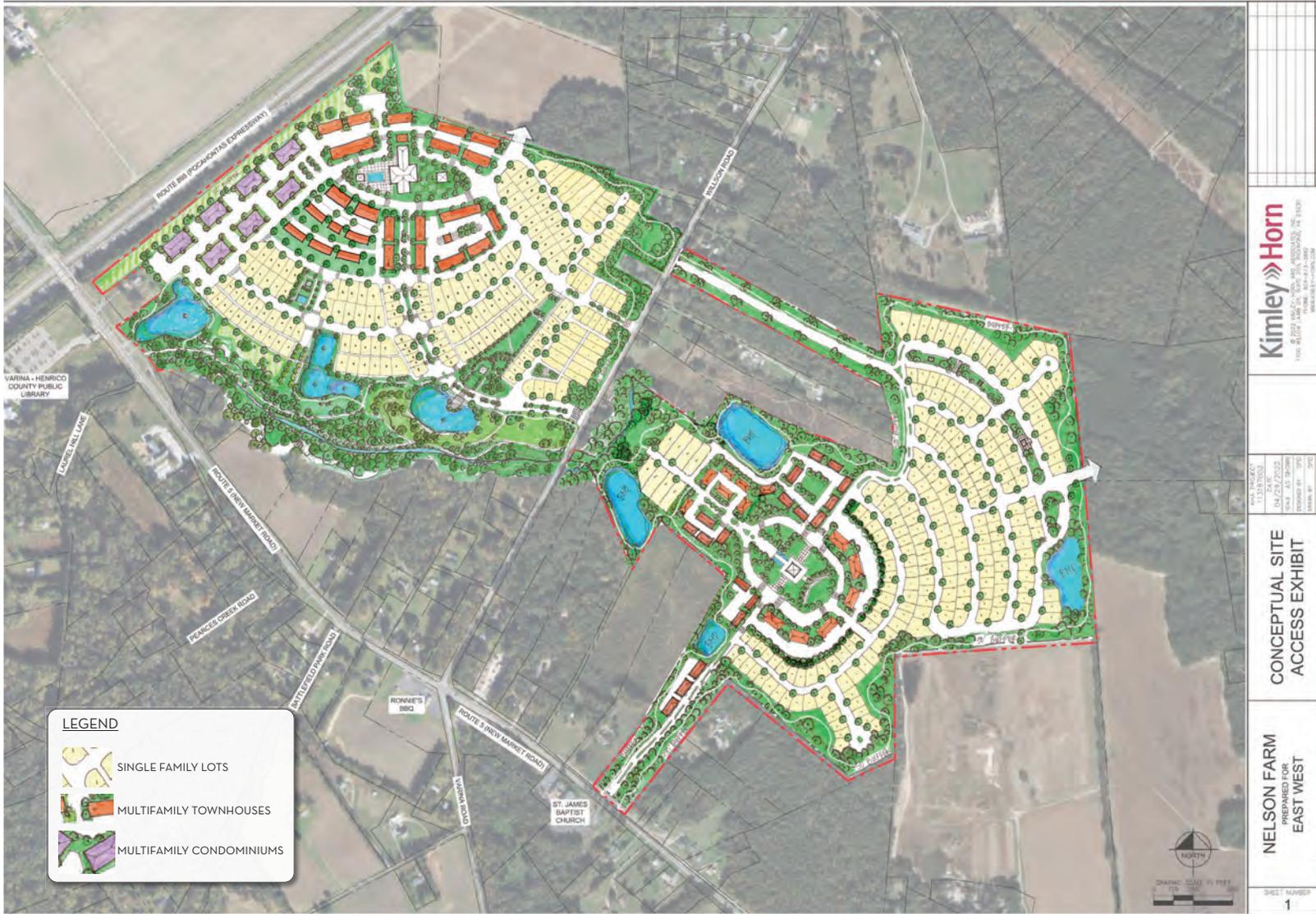
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# 2.1 ARCADIA ILLUSTRATIVE MASTER PLAN



This is an artist conception and does not constitute any commitment from the developer. The lot lines, widths and depths are conceptual and subject to change.

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November 11, 2022

## 2.2 ARCADIA WEST MASTER PLAN VISION



## 2.3 ARCADIA EAST MASTER PLAN VISION 1



November 11, 2022

## 2.4 ARCADIA EAST MASTER PLAN VISION 2



November 11, 2022

 **ARCADIA**

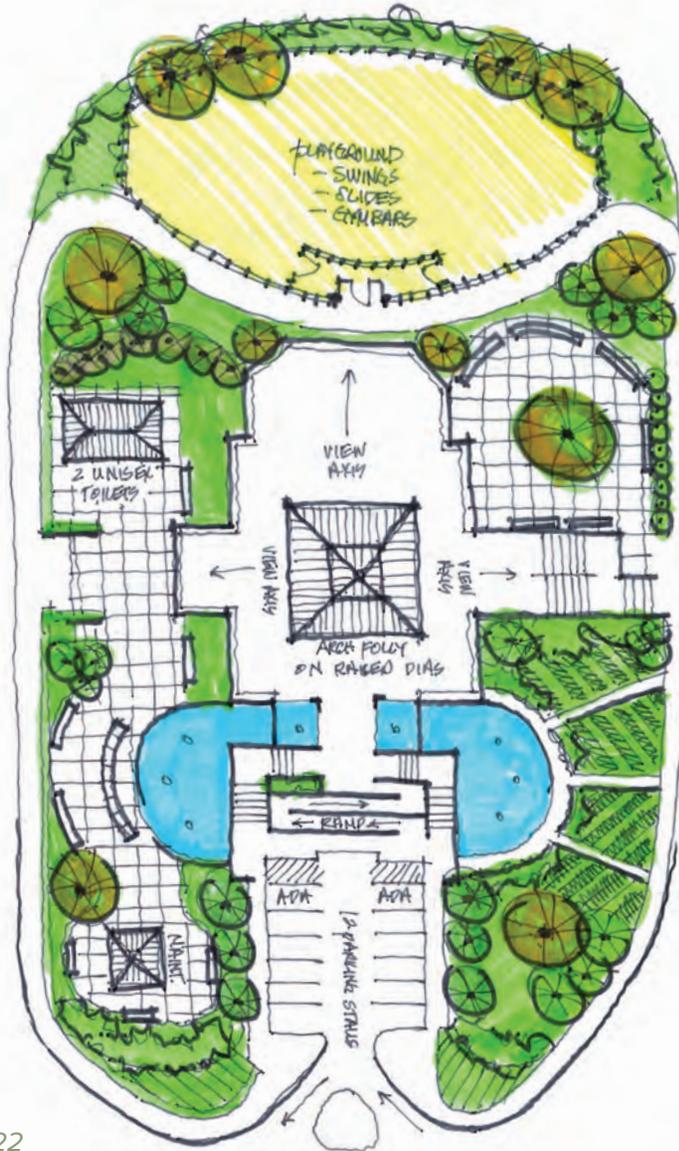
## 2.5 ARCADIA EAST MASTER PLAN VISION 3



November 11, 2022

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## 2.6 ARCADIA EAST CENTRAL PARK PLAN



Located within Arcadia East, Central Park is designed along the lines of nineteenth-century landscape architect and park planner: Frederick Law Olmsted. The park will showcase native tree and plant species, water features, children's playground along with an open-air architectural folly in the Arcadian tradition.

This is an artist conception and does not constitute any commitment from the developer. The lot lines, widths and depths are conceptual and subject to change.

November 11, 2022

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### 3. DEVELOPMENT GUIDELINES

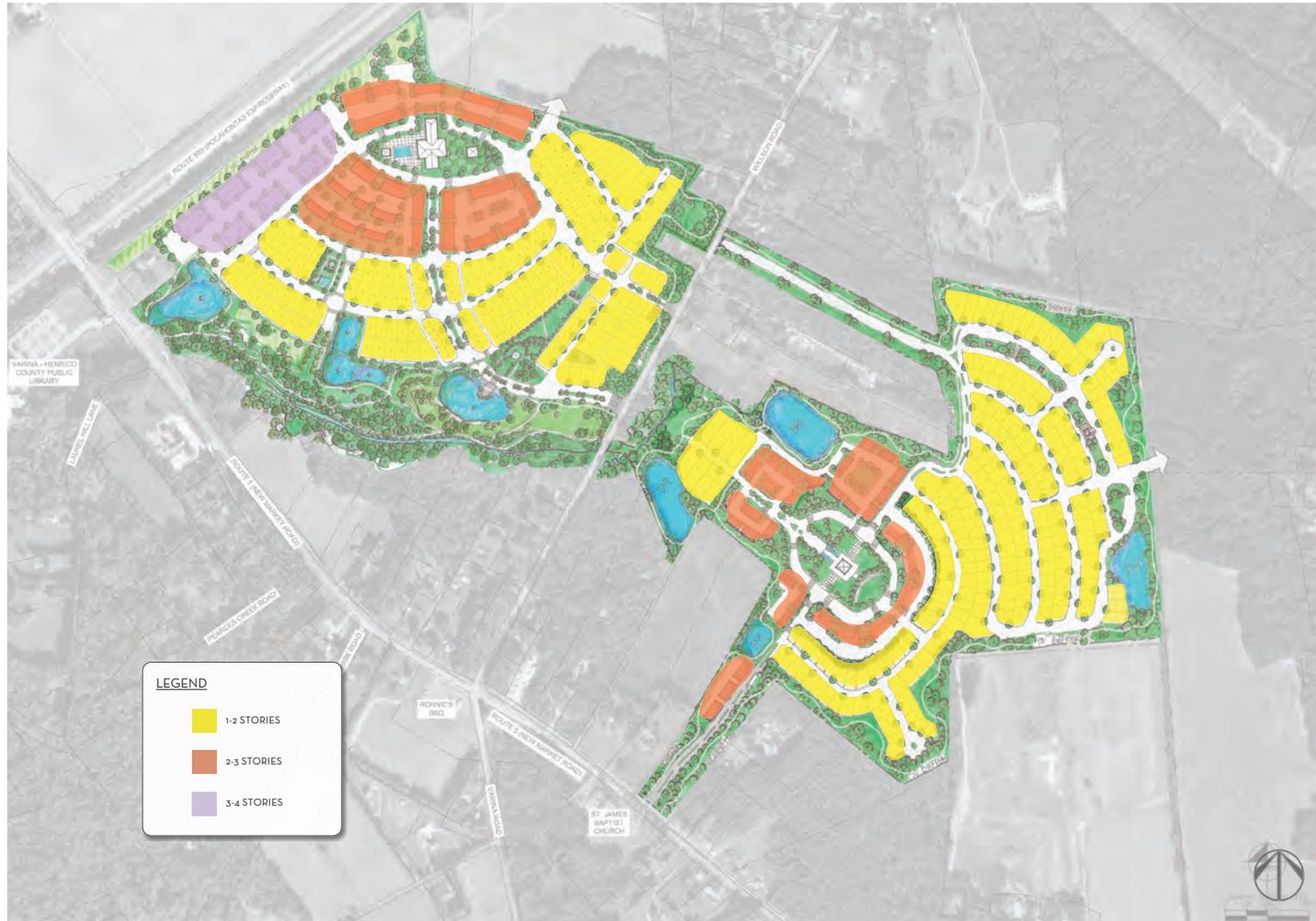
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### 3.1 BUILDING HEIGHT DIAGRAM



November 11, 2022



## 3.3 GENERAL RESIDENTIAL DEVELOPMENT STANDARDS

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### **Alley Access Townhome Lot Standards.**

1. Each internal lot shall have a minimum lot area of 1,064 square feet and a minimum lot width of 16 feet
2. Each end lot shall have a minimum area of 1,662 square feet and a minimum lot width of 25 feet.
  - Lot Coverage. All buildings on any lot shall not cover more than seventy-five percent (75%) of the lot's area.
  - Frontages for Townhouse Units. Townhouse lots may front on a road, private pavement, or open space.
3. Townhome Setbacks.
  - Front Yard. The minimum front yard setback shall be five (5) feet
  - Side Yard. The side yard setback for all end lots shall be five (5) feet.
  - Corner Side Yard. The corner side yard shall be fifteen (15) feet from a public road and ten (10) feet from a private road, provided, however, porches, overhangs and second story balconies may be included within five (5) feet of the corner side yard setback.
  - Rear Yard. The minimum rear yard setback shall be five (5) feet. Where provided, rear second story decks shall be permitted to extend beyond the rear of the unit within the rear yard setback.
4. Principal Building Height. The maximum height of a principal dwelling unit shall be three (3) stories or 42 feet.
5. Parking will be accessed from the alley and will be accommodated on lot either within the foot print of the building, parking pad within the footprint of the lot or off lot in a motor court or parallel on the street fronting the townhome lot

### **Non-Alley Access Townhome Lot Standards.**

1. Each internal lot shall have a minimum lot area of 1,064 square feet and a minimum lot width of 16 feet,
2. Each end lot shall have a minimum area of 1,662 square feet and a minimum lot width of 25 feet.
  - Lot Coverage. All buildings on any lot shall not cover more than seventy-five percent (75%) of the lot's area.
  - Frontages for Townhouse Units. Townhouse lots may front on a public road or private pavement
3. Townhome Setbacks.
  - Front Yard. The minimum front yard setback shall be five (5) feet
  - Side Yard. The side yard setback for all end lots shall be five (5) feet.
  - Corner Side Yard. The corner side yard shall be fifteen (15) feet from a public road and ten (10) feet from a private road, provided, however, porches, overhangs and second story balconies may be included within five (5) feet of the corner side yard setback.
  - Rear Yard. The minimum rear yard setback shall be five (5) feet. Where provided, rear second story decks shall be permitted to extend beyond the rear of the unit within the rear yard setback.
4. Principal Building Height. The maximum height of a principal dwelling unit shall be three (3) stories or 42 feet.
5. Parking will be accessed from the road and will be accommodated on lot either within the foot print of the building, parking pad within the footprint of the lot or off lot in a motor court or parallel on the street in front of the townhome lot.

### 3.3 GENERAL RESIDENTIAL DEVELOPMENT STANDARDS, *continued*

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#### **Single Family Detached Development Standards. (Front/Side Loaded Garage)**

- a. Each lot shall have a minimum area of 3,600 square feet.
- b. Each lot shall have a minimum lot width of thirty-six (36) feet.
- c. The maximum percentage of lot coverage shall be fifty-five (55%).
- d. The minimum front yard setback shall be ten (10) feet.
- f. The minimum side yard setback for any lot shall be five and half (5.5) feet. One side yard setback may be reduced to one (1) foot if the other side yard on the opposite side of the dwelling is a minimum of eleven (11) feet wide. In any case, a minimum of eleven (11) feet shall be provided between single family dwellings.
- g. The minimum corner side yard setback shall be seven and a half (7.5) feet.
- h. The minimum rear yard setback shall be twenty (20) feet.
- i. Parking will be accessed from the road will be accommodated on lot either within the foot print of the building, parking pad within the footprint of the lot or attached or detached garage within the footprint of the lot.

#### **Single Family Detached Development Standards Alley Accessed. (Detached and Attached Garage)**

- a. Each lot shall have a minimum area of 3,600 square feet.
- b. Each lot shall have a minimum lot width of thirty-six (36) feet.
- c. The maximum percentage of lot coverage shall be fifty-five (55%).
- d. The minimum front yard setback shall be ten (10) feet.
- f. The minimum side yard setback for any lot shall be five and half (5.5) feet. One side yard setback may be reduced to one (1) foot if the other side yard on the opposite side of the dwelling is a minimum of eleven (11) feet wide. In any case, a minimum of eleven (11) feet shall be provided between single family dwellings.
- g. The minimum corner side yard setback shall be seven and a half (7.5) feet.
- h. The minimum rear yard setback shall be 5 (5) feet.
- i. Parking will be accessed from the alley and will be accommodated on lot either within the foot print of the building, parking pad within the footprint of the lot or attached or detached garage within the footprint of the lot.

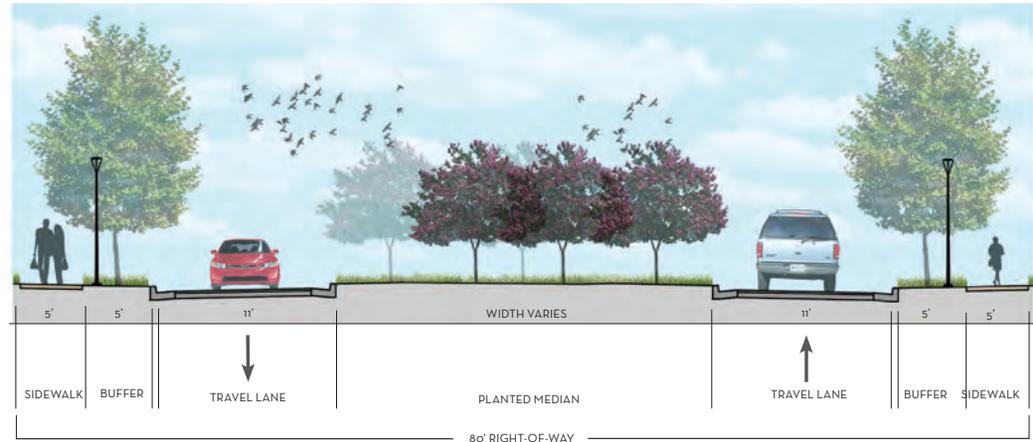
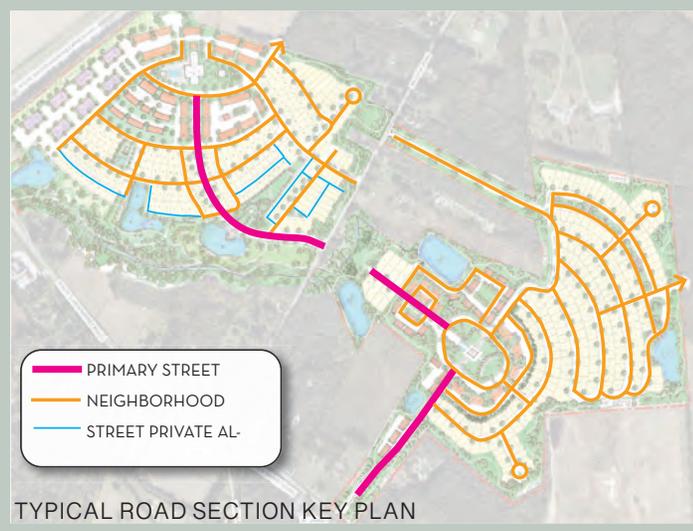
## 4. THOROUGHFARE STANDARDS



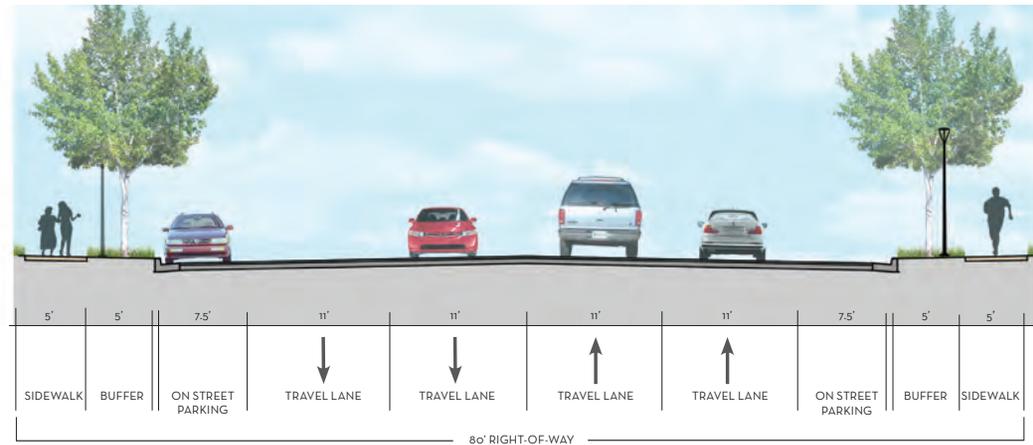
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# 4.1 TYPICAL ROAD SECTIONS

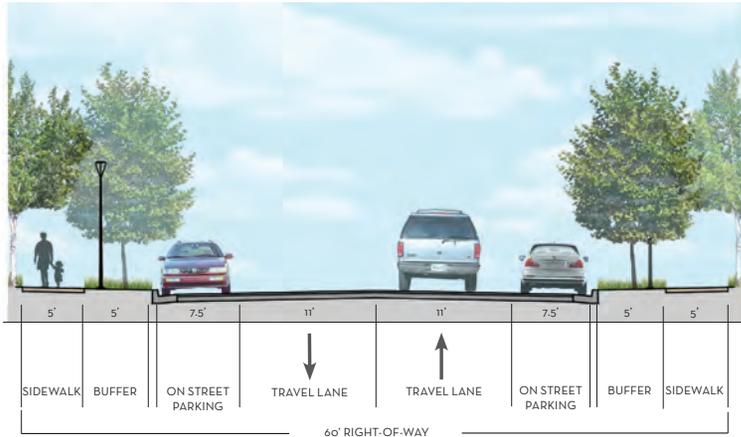


PRIMARY STREET (80' RIGHT-OF-WAY) WITH MEDIAN

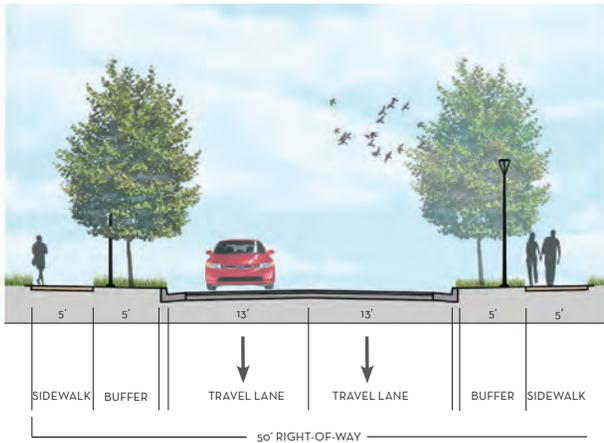


PRIMARY STREET (80' RIGHT-OF-WAY) WITHOUT MEDIAN

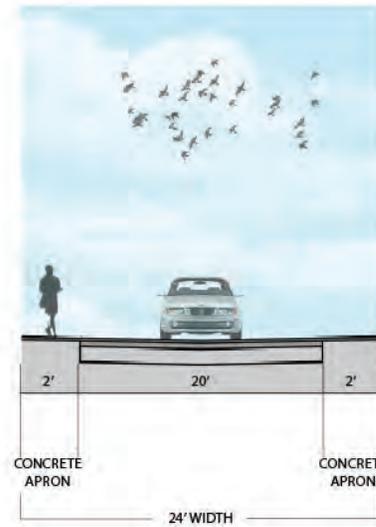
## 4.1 TYPICAL ROAD SECTIONS, *continued*



NEIGHBORHOOD STREET (60' RIGHT-OF-WAY)



NEIGHBORHOOD STREET (50' RIGHT-OF-WAY)



PRIVATE ALLEY (24' WIDTH)

## 5. ARCHITECTURAL STYLES



These images are representative of the architectural styles that will be featured in Arcadia and do not constitute any commitment from the developer.

November 11, 2022

 **ARCADIA**

## 5.1 RESIDENTIAL ARCHITECTURAL STYLES

To ensure a variety of diverse house façades, the same or similar elevations may not appear next door to, across the street from or diagonal to one another. Except for the color white, no two identical color schemes may appear next door to, across the street from or diagonal to one another. Likewise, the same over very similar elevations or color schemes (other than white) may not be repeated. The exception to this rule will apply to multifamily housing: townhouses lining the grand boulevard as well as those encircling the community's clubhouse may maintain a consistent façade. The same holds true for the condominium court.

The following four house styles will be permitted in Arcadia:

- Arts & Crafts
- Classical
- Contemporary
- European Romantic

### Materials

- Cladding: Brick, stone, fiber-cement siding, shakes or vinyl
- Roofing: Metal, 30-year asphalt shingle
- Windows: Wood, aluminum clad, vinyl or fiberglass
- Trim: Wood, fiber-cement boards, cellular PVC, vinyl or solid urethane
- Shutters: Vinyl, wood or wood composite, frequently louvered
- Soffits: Wood, wood composite, vinyl or solid urethane
- Gutters and Downspouts: Metal or aluminum
- Exterior Columns: Wood, fiberglass or wood composite
- Railings: Metal, aluminum, wood or wood composite
- Foundations: Brick, stone on block
- Exposed Front Foundations Including 12" Return: Brick, stone on block



## 5.2 ARTS & CRAFTS

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The following is an example of the Arts & Crafts style:



This style is derived from the traditions of Bungalow and Craftsman houses of the great prairie states. Characterized by an eclectic mix of architectural elements, this enduring style flourished in the early twentieth century. The Arts & Crafts Style is noted for its broad open porches, low sloping roofs with deep overhangs, nested gables and asymmetrical compositions. Window patterns are a simple 3 over 1, 4 over 1, 6 over 1 or 9 over 1. Columns can be full height or placed on piers; chamfered, squared, or angled. Round columns are generally not associated with this style. First floor height can be 9 ft or 10 ft; second floor at 9 ft.

## 5.3 CLASSICAL

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The following is an example of the Classical style:



The Classical style is a timeless category that has its origins in ancient Greco-Roman architecture. Colonial, Colonial Revival, Georgian, Greek Revival and Neo-Classical are all subcategories of this style. Its design hallmarks include simple symmetrical forms with dominant front entry porch or portico supported by either round or squared columns or pilasters. There is an emphasis on simple crown and decorative mouldings. The Roof generally uses 10:12 or 12:12 pitches and gabled, but can also employ hips. When Cottage forms are used, designs are generally kept simple and diminutive with low 8:12 – 10:12 pitched roofs with decorative front entry porches. Generally, windows are symmetrically placed with tight muntin patterns of 6 over 6, 6 over 9, 9 over 9,

The renderings shown are an artist conception and do not constitute any commitment from the developer.

November 11, 2022

## 5.4 CONTEMPORARY

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The following is an example of the Contemporary style:



Contemporary architecture is often viewed as a broad-brushed category, but for the Arcadia community, this category is meant to allow more streamlined facades that are based on traditional profiles. Examples of this can be found in millennial reworkings of American Farmhouse architecture. Generally, contemporary styles reflect a wide variety of shapes and designs: streamlined roofs with no overhangs, flat roofs with wide overhangs, or sometimes a combination thereof. Windows are often casements and without muntins. If columns are employed, they are often square and with little ornamentation.

## 5.5 EUROPEAN ROMANTIC

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The following is an example of the European Romantic style:



This style is based on early twentieth century interpretations of English and French architecture by American architects and builders. The source of the design comes from medieval English and French Norman cottages, manor houses and rural village vernacular structures. Elizabethan, French Norman, French Provincial and English Tudor are subcategories of this style. Cottage designs for this style are kept simple, but quirky. Gabled or hipped roofs are steeply pitched at 12:12 to 12:18 with exterior envelopes showing half timbering with either panel or lap siding between. It is normal for French styles to sport roof finials. Windows are large and multipaned and can employ a variety of muntins patterns from diagonal - diamond shapes to 4 over 4, 6 over 6, 9 over 9 and 12 over 12 patterns. First floor height can be 9 ft or 10 ft; second floor at 8 ft - 9 ft.

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## 5.6 REPRESENTATIVE HOMES



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## 5.7 REPRESENTATIVE HOMES



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November 11, 2022

## 6. LANDSCAPE DESIGN



November 11, 2022

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# 6.1 OVERALL LANDSCAPE DESIGN PLAN

The landscape of Arcadia is designed to support the many functions of the community's residential lifestyle while protecting and integrating it with the natural environment.

Sustainable Principles:

- Emphasize regionalism and biodiversity through the use of native plants and habitats and the introduction of Streamside Park that forms part of the larger, regional drainage system
- Preserving natural hydrology
- Preserving habitats and wildlife corridors
- Create connections between the neighborhood and the larger ecosystems



November 11, 2022

## 6.2 PARKS AND GREENS

The design of Arcadia's open space has been conceived to support the creation of a closely knit and walkable fabric tied to natural elements via a system of trails, pocket parks and amenity spaces. The network of spaces provides a series of nodes and linkages leading towards the featured amenity space surrounding the Club House.

The residential plan lays a hierarchy of circulation over the existing fields and a system of parks leading to natural areas, programmed amenity spaces, and historical sites. A hierarchy and typology of open spaces provides a variety of opportunities for people to meet, recreate and participate in their community.

These parks and greens have been created to encourage a strong sense of place and to provide recreational opportunities.

Design Principals for Parks:

- Sustainable and ecological landscaping
- Encourage pedestrian amenities for play, recreation, and informal gathering
- Create walking trails and sidewalks that lead to community destinations
- Create engaging outdoor spaces and amenities that activate the community
- Connect to natural features and preservation areas with trails and meaningful open space



## 6.3 TRAILS AND WALKS



Arcadia's pedestrian network includes a variety of walk and trail types intended to provide a hierarchy of connections through the fabric of the community and through the major open space and green amenity features. A thoughtfully planned sidewalk network provides pedestrian access to all areas of the site without the necessity of a vehicle. Arcadia is also directly connected to the Virginia Capital Trail system that runs along the Route 5 corridor. This 51 mile trail connects bikers and pedestrians from Richmond to Williamsburg.

The Streamside Trail in Arcadia allows pedestrians to engage the waterfront from a number of points. The Streamside Trail is intended to provide an opportunity for immersion in the native landscape that provides wildlife habitat and respite along the waters edge.

All trail ways adjacent to the stream will be field located to minimize impacts to vegetation and RPA areas. The stream park trail provides a connection from the informal natural areas at the community's edge to the programmed amenity spaces at the heart of the development.

## 6.4 STREAMSIDE PARK



These amenities are examples from other properties developed by East West Communities and do not constitute any commitment from the developer.

Streamside Park is located along the southern border of the Western site. The park preserves open space and tree canopy. The park provides an immersive network of walking trails. Native grass and shrub species will enhance the appearance of the stream valley as well as improve water quality.

### Potential Features:

- Overlook
- Meadow
- River's edge forest
- Park which doubles as storm water management dry pond

## 6.5 STORMWATER MANAGEMENT



This is an artist conception and does not constitute any commitment from the developer. The lot lines, widths and depths are conceptual and subject to change.

Stormwater requirements will be addressed when applicable through green technology and best management practices such as bio-swales and created wetlands. The stormwater strategy for the entire site shall be defined prior to the first phase of construction.

A variety of stormwater management treatments is envisioned for Arcadia. Some of these treatments could act as landscape features enhancing the pedestrian experience. Stormwater treatments may include bioretention or rain gardens that could be planted with a consideration of seasonal interest. Grass swales, located adjacent to sidewalks might also be included and would provide a broad swath of green and create visual links throughout the project. Stormwater management ponds will be planted to enhance their appearance and create memorable places within the open space system.

November 11, 2022

 **ARCADIA**

## 6.6 MAIN ENTRY FEATURE INSPIRATION

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Entering through the main entrance off Willson Road, one proceeds through a beautifully tree-lined and curvilinear boulevard with a community amenity at the street's terminus. The progression from entrance to the heart of the site mimics the progression within a small town: from rural to suburb to urban.

Key Potential Elements:

- Monumental Signage
- Special paving signifying entry into community
- Pedestrian refuges and connections along roadway
- Lush vegetation evoking the unique regionality of the community



These entry monuments are examples from other properties developed by East West Communities and do not constitute any commitment from the developer.

## 6.7 THE GREENBELT

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Intersecting this boulevard is a secondary amenity axis: a greenbelt muse. To the right, walking trails take one through a park-like setting, punctuated with nodes of floral opportunities; to the left, an architectural folly that serves as gateway to nearby streamside hiking trails and ponds.

Key Potential Elements:

- Place-making devices such as site furnishings, interpretive signage, specialty paving, pavilion or other central monument;
- Variety of scaled spaces for community use and social interaction;
- Native trees and expansive lawns



## 6.8 CLUBHOUSE AMENITY INSPIRATION

“The Clubhouse” anchors the community center of activity for Arcadia. At the heart of The Clubhouse is a designed public area that creates cohesion and a sense of place for the community.

A clubhouse green is planned as a “common room” for Arcadia residents and will accommodate a playground, sitting areas, and lawn areas designed for activities. This amenity provides opportunities for the community to come together, both in the summer months with a resort style pool, and year round with other activities. Proposed seating opportunities will allow for enjoyment of the planting during all seasons.

Through traffic calming measures, the site design provides easy access to a pedestrian-friendly environment while at the same time promoting safe and efficient vehicular circulation around this core amenity space.

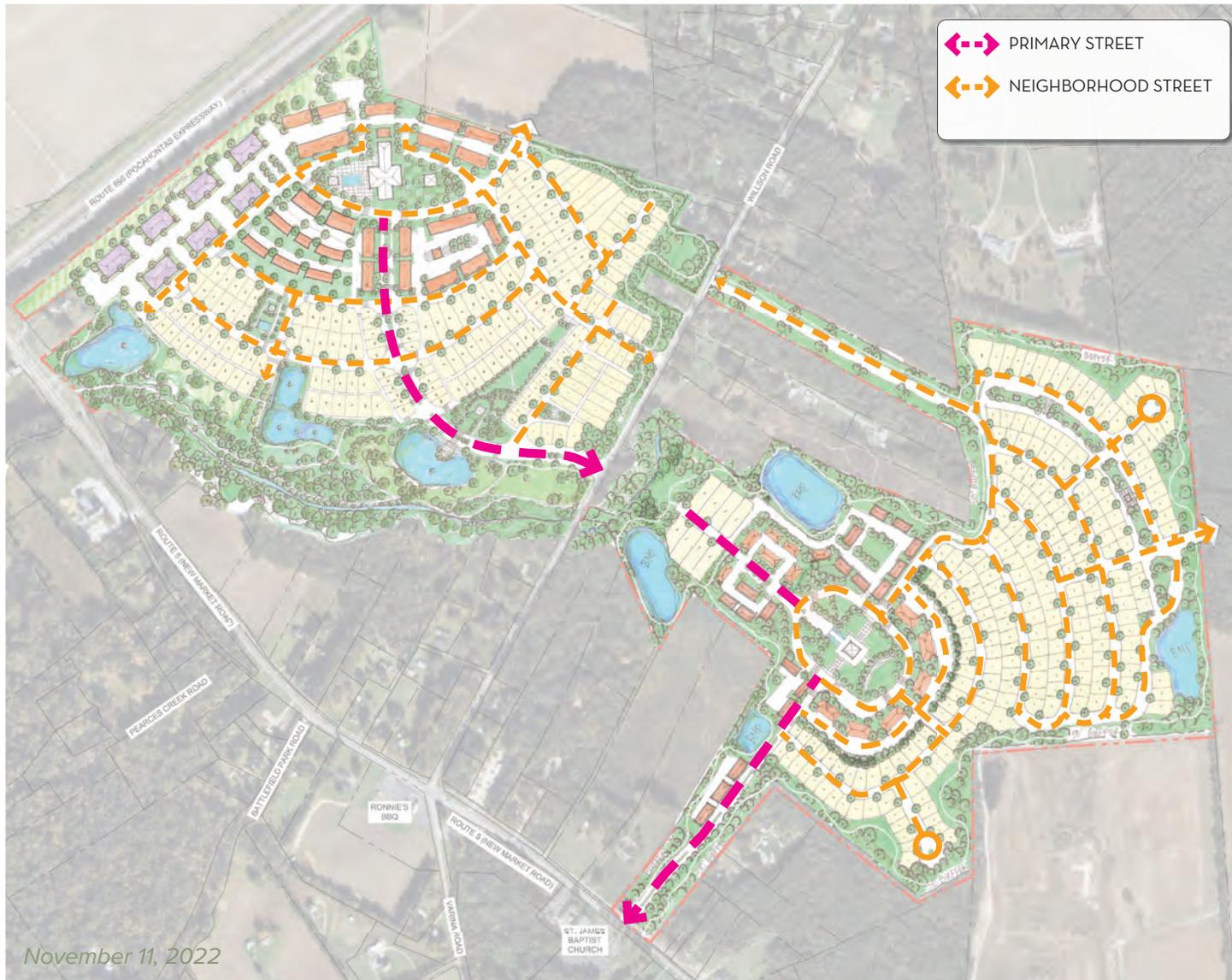
Key Potential Elements:

- Resort style pool and adjacent gathering space
- Places for social interaction
- Open lawn area for multiple uses
- Regularly spaced street trees
- Sidewalks
- Architectural focal point such as gazebo, trellis or pergola
- Seating nooks / variety of seating opportunities
- Native plant palette with seasonal interest
- Raised garden beds for community plantings including flowers, herbs, and vegetables



These amenities are examples from other properties developed by East West Communities and do not constitute any commitment from the developer.

## 6.9 PRIMARY BOULEVARD



The goal for Primary Boulevard is to create a front door to the project that transitions from a major road to a human scaled environment.

The boulevard is flanked by an alley of large deciduous trees to create a pedestrian scaled walkway separate from the traffic lanes. A combination of grading and planting of ornamental trees, continuous evergreen shrubs, and a lushly planted median featuring flowering shrubs and ground covers will be used to create an impactful entry experience.



## 6.10 NEIGHBORHOOD ROADWAY

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The proposed landscape for neighborhood roadways in Arcadia will enhance the appearance and experience of circulation through the site. A variety of street tree species will be selected with an emphasis on native species. Trees will generally be located in the verge between sidewalk and street. A minimum spacing of 35' o.c. is proposed for all street trees where feasible, and not in conflict with utilities or other constraints. Street trees will be planted to provide an immediate visual presence and provide shade. Canopy street trees shall be installed at a minimum of 2-1/2" caliper, while ornamental street trees on major pedestrian streets shall be installed at a minimum of 2-1/2" caliper. In areas of general landscape use, canopy trees will measure a minimum of 2-1/2" caliper, and ornamental trees will measure a minimum of 1-1/2" caliper.

## 6.11 PARKING

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Parking landscaping for Arcadia's multi-family and townhouse spaces will meet or exceed the Henrico County parking lot requirements. Canopy trees will be selected to provide visual relief and summer shade. Landscaping shall permit adequate sight distance for motorists and pedestrians entering and exiting the parking area.

Where parking lots abut roadways, an evergreen hedge shall be installed along the length of the parking lot abutment at a height not to exceed 3-1/2 feet. This hedge will be located no more than ten feet beyond the trees along the right-of-way frontage. Canopy trees shall be installed at a minimum size of 3- 1/2" caliper. Evergreen hedge shrubs will be installed at a minimum 24" height. The applicant is proposing the following parking requirements based on unit size.

- i. 1 parking space for units with a gross floor area of 800 to 1,200 square feet.
- ii. 1.5 parking spaces for units with a gross floor area of 1,200 to 1,600 square feet.
- iii. 1.8 parking spaces for units with a gross floor area of 1,600 to 2,000 square feet.
- iv. 2 parking spaces for units with a gross floor area of 2,000+ square feet.

## 6.12 REPRESENTATIVE PLANT LIST

### CANOPY TREES:

*Acer buergeranum* - Trident Maple  
*Acer rubrum* - Red Maple  
*Acer saccharum* - Sugar Maple  
*Liquidambar styraciflua* - Sweet Gum (Fruitless)  
*Liriodendron tulipifera* - Tulip Tree  
*Metasequoia glyptostroboides* - Dawn Redwood  
*Nyssa sylvatica* - Black Gum  
*Plantanus occidentalis* - American Planetree  
*Plantanus acerifolia* - London Planetree  
*Quercus coccinea* - Scarlet Oak  
*Quercus palustris* - Pin Oak  
*Quercus phellos* - Willow Oak  
*Quercus rubra* - Northern Red Oak  
*Taxodium distichum* - Bald Cypress  
*Ulmus americana* - American Elm  
*Zelkova serrata* - Japanese Zelkova

### EVERGREEN TREES:

*Ilex opaca* - American Holly  
*Juniperus virginiana* - Eastern Red Cedar  
*Magnolia grandiflora* - Southern Magnolia  
*Magnolia acuminata* - Cucumber Magnolia  
*Pinus virginiana* - Virginia Pine  
*Thuja occidentalis* - Arborvitae

### UNDERSTORY TREES:

*Amelanchier canadensis* - Serviceberry  
*Betula nigra* - River Birch  
*Carpinus caroliniana* - Musclemwood  
*Cercis canadensis* - Redbud  
*Chionanthus virginicus* - Fringetree  
*Magnolia virginiana* - Sweetbay Magnolia  
*Oxydendrum arboreum* - Sourwood  
*Pistacia chinensis* - Chinese Pistache

Note: Final plant selection will emphasize native and adaptive species.

November 11, 2022



## 6.13 SITE LIGHTING

Proposed lighting at Arcadia will consist of LED street and parking area lights. Lighting fixtures including arm lights, up lights, bollards, building mounted lights, seasonal lights, and indirect lights, will focus the user's attention on the architectural and landscape features throughout Arcadia.

These lighting fixtures will complement the architectural and landscape typology and may vary in appearance. LED lighting fixtures are proposed; however, halogen fixtures may be used if LED is not available.

A lower, consistent level of lighting is proposed to provide even photometric coverage of vehicular and pedestrian areas. Street lights will target an average illumination of 0.5 foot candles throughout the development. A max to minimum ratio of 15:1 is proposed for all street and parking lot area lighting to maintain uniformity so pedestrians and drivers can see safely.

Street lights will be located within the landscape amenity panel, ten feet minimum from the center of street trees. Placement of the street light poles will be located near the side property lines of residential lots where possible. Per the Henrico County zoning ordinance, illumination will not exceed 1.0 foot candles beyond ten feet from the property line.

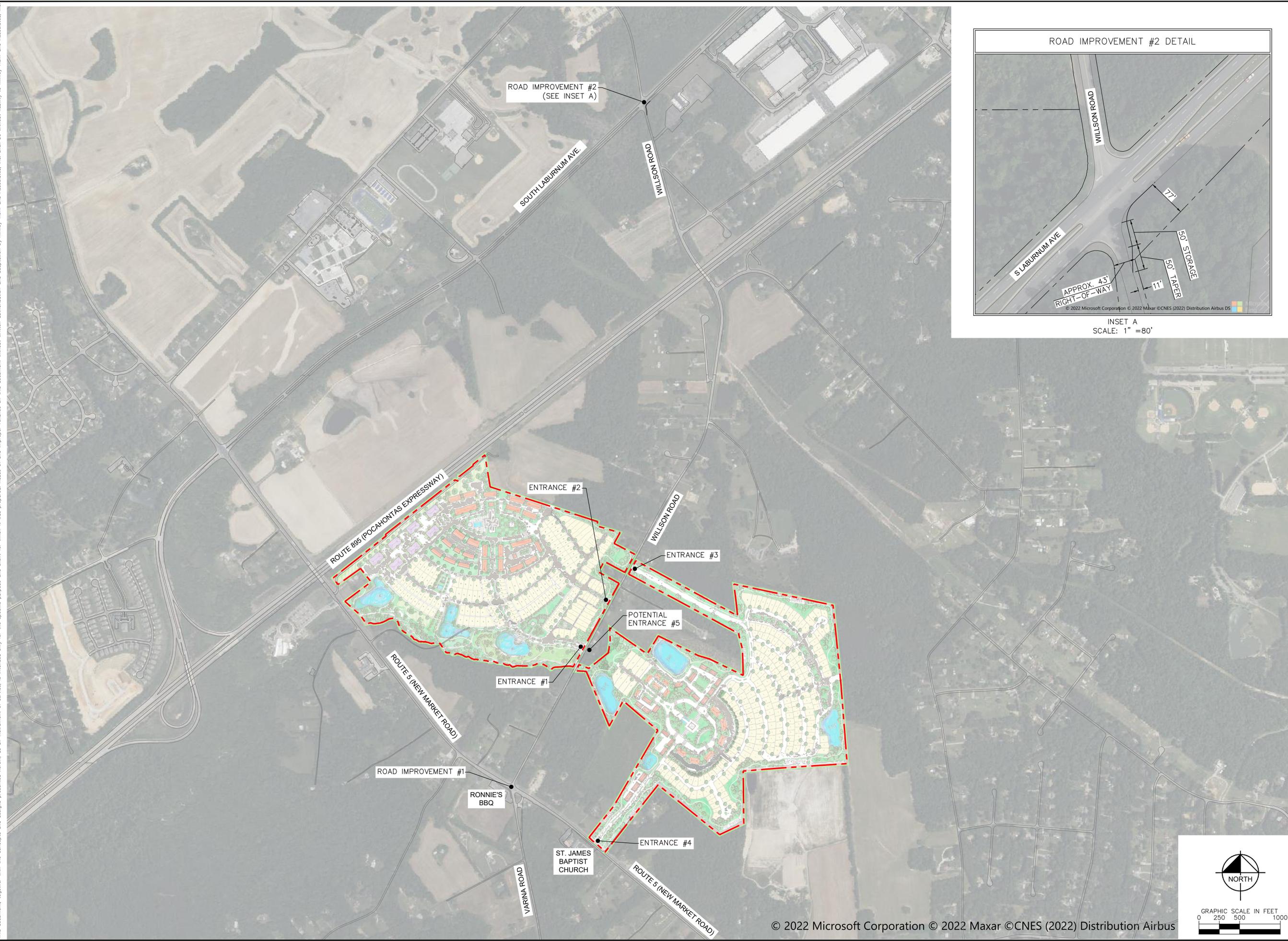
## 6.14 SITE FURNITURE

A variety of site furnishings will provide seating and gathering opportunities throughout the project. The selection of site furnishing materials will be influenced by their immediate setting in parks or plazas. ADA compliant seating will be included in some of the selections.

These amenities are examples from other properties developed by East West Communities and do not constitute any commitment from the developer.



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No.	REVISIONS	DATE	BY

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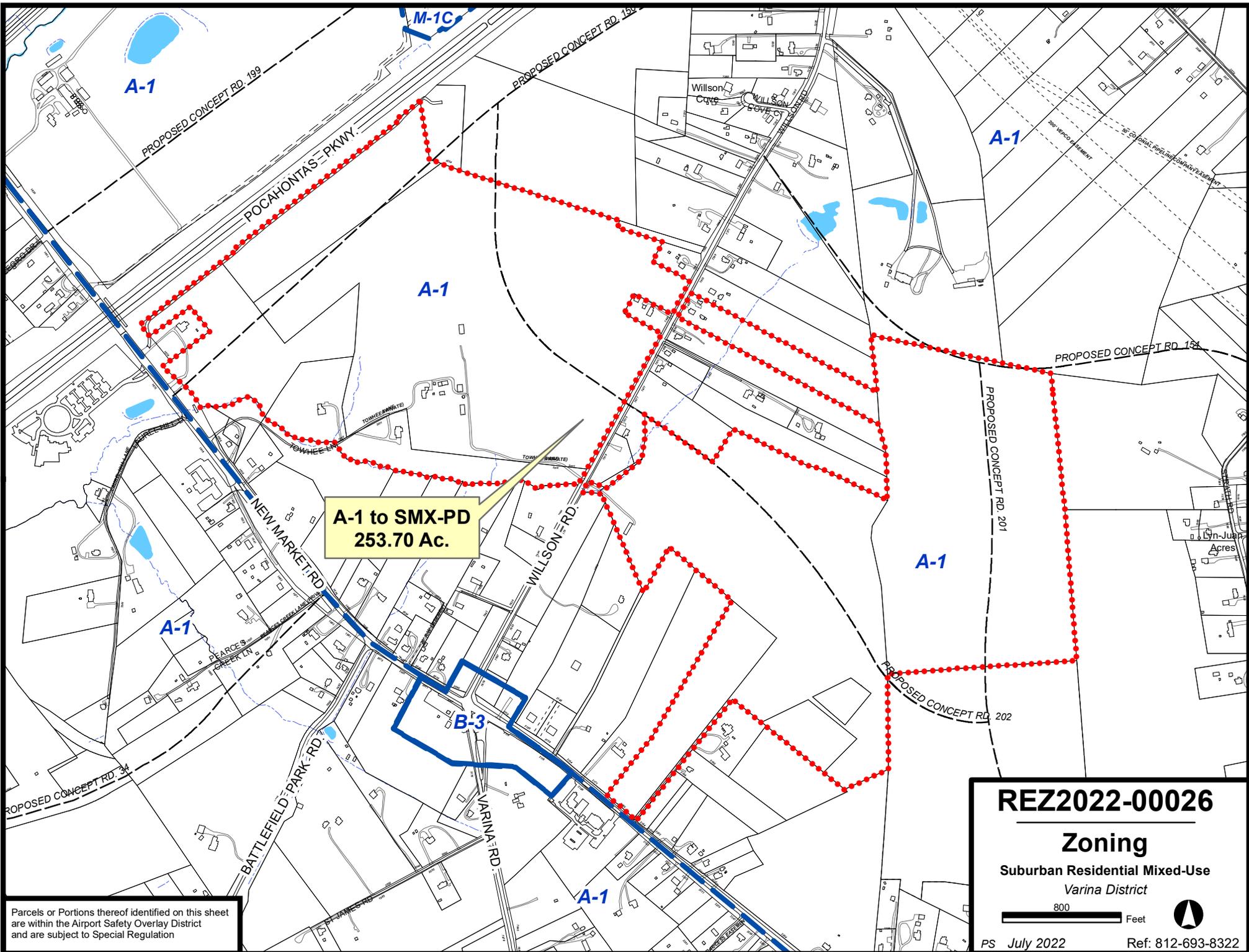
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DATE	12/13/2022
SCALE AS SHOWN	SPD
DESIGNED BY	SPD
DRAWN BY	SPD
CHECKED BY	SPD

**ARCADIA OVERALL  
 OFFSITE ROADWAY  
 IMPROVEMENTS  
 EXHIBIT**

**NELSON FARM**  
 PREPARED FOR  
**EAST WEST**

VARINA VA

SHEET NUMBER  
**1**



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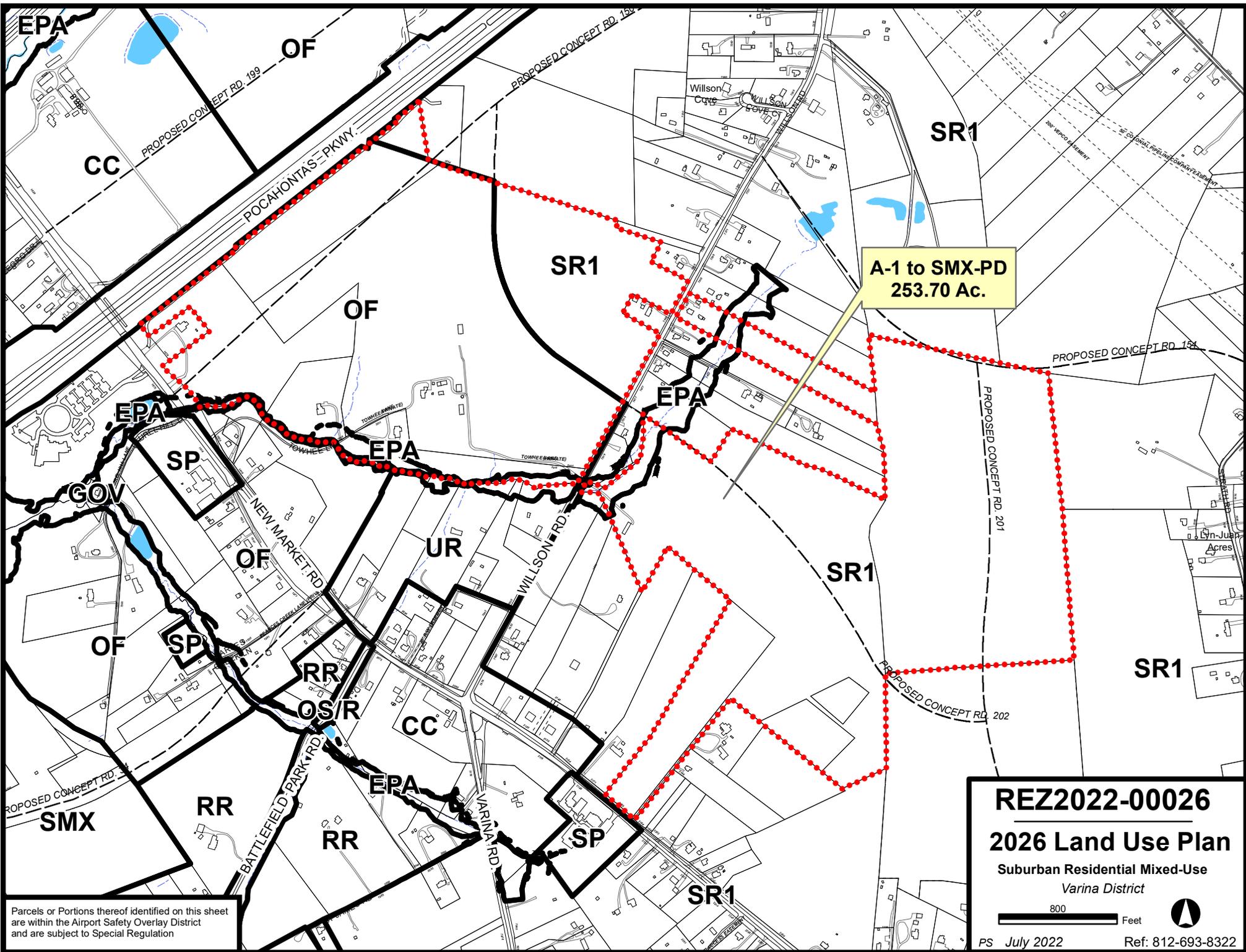
**REZ2022-00026**

**Zoning**

Suburban Residential Mixed-Use  
Varina District

800 Feet

PS July 2022 Ref: 812-693-8322



**A-1 to SMX-PD  
253.70 Ac.**

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

**REZ2022-00026**  
**2026 Land Use Plan**  
 Suburban Residential Mixed-Use  
 Varina District

800 Feet

PS July 2022 Ref: 812-693-8322