

PUP2015-00006

Zoning

Mixed Use Development

Brookland District

400 Feet

PS May 2015

Ref: 773-740-5043



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

August 18, 2015

Midtown Land Partners, LLC
c/o Wayne Chasen
Gumenick Properties
4901 Libbie Mill East Boulevard
Suite 200
Richmond, VA 29230

Re: Provisional Use Permit PUP2015-00006

Dear Sirs:

The Board of Supervisors at its meeting on August 11, 2015, approved your request for a Provisional Use Permit under Sections 24-32.1(aa), 24-34(p), and 24-122.1 of Chapter 24 of the County Code to amend conditions of PUP2014-00014 for the mixed-use development on Parcels 771-740-9118, 772-740-0431, -1137, -1743, -2229, -2836, -4023, 773-739-6286, -8155, 773-740-5043, -8899, -9498, 773-741-2637, -3132, -3726, -4222, -5414, -6011, -6808, -7505, -8102, 774-739-4371, -5043, -5750, 774-740-0096, -0894, -1592, -2190, -2403, -2888, -3584, -4182, -4708 located on the east line of Libbie Avenue approximately 310' north of W. Broad Street (U.S. Route 250) to its intersection with N. Crestwood Avenue, then along the east line of Spencer Road to the south line of Bethlehem Road and the west line of Staples Mill Road (U.S. Route 33), subject to the following conditions:

1. **Height Limitations.** Height limitations shall be as follows, unless otherwise permitted during the Plan of Development for such building:
 - One building may be up to a maximum of 250 feet in height;
 - Two buildings may be up to a maximum of 175 feet in height; and
 - The remainder of all buildings, other than townhouses or two-over-two stacked condominiums, may be up to a maximum of 100 feet in height unless further restricted by proffered condition.
2. **Floor Area Limitations.** The maximum square footage of any use other than an office building, parking garage, hotel or multi-unit residential use shall not exceed 25,000 square feet in floor area, except that:
 - A fitness center/health club may be permitted up to 60,000 square feet of floor area;

- A grocery store and/or gourmet food store shall each be permitted up to 65,000 square feet of floor area; and
 - A public library may be permitted up to 65,000 square feet of floor area.
3. **Vendor Areas.** Areas of the Property may be designated on the Master Plan, as may be revised from time to time, or a Plan of Development, for the preparation of food or beverages or the sale or display of merchandise conducted in an open area or structure by one or more individual vendors operating from stalls, stands, carts, vehicles or other spaces which are rented or otherwise made available to such vendors. Such activities may include a market, sale of merchandise as part of a permitted festival or other similar special event, or the outdoor display or sale by a single food or beverage vendor, operated as an incidental part of retail activity regularly conducted from within a permanent building on the premises. Clearance areas next to outdoor vending areas shall not be reduced to less than four (4) feet, except to accommodate a permitted festival or other similar special event. Convenience trash receptacles shall be provided for each block that contains an outdoor vending area.
4. **Drive-Through Service.** Drive-through service windows for specialty coffee, specialty beverage or pastry, banks, drug stores, and dry cleaner uses shall be the only drive through services permitted on-site.
5. **Outdoor Dining.** Outdoor dining areas shall be designated on an approved Plan of Development and shall not reduce the adjacent sidewalk width to less than five (5) feet, unless otherwise approved by the Director of Planning.
6. **Emergency Communication Systems.** This condition shall apply to every new building and any subterranean parking or storage area except the following:
- Above grade single-story buildings of less than 20,000 square feet;
 - Elevators; and
 - Stairwells.

All new buildings shall have approved radio coverage for emergency responders within the building based upon the County's existing public safety communication systems coverage levels at the exterior of the building. This shall not require improvement of the existing public safety communication systems.

Buildings and structures that cannot be constructed to provide the minimum coverage specifications shall be equipped with an amplification system or an active device that complies with the following criteria or any other system approved in writing by the Henrico County Communications Systems Manager.

The owner of any building or structure to which this condition applies shall be responsible for all costs including design, purchase, installation, periodic testing and maintenance associated with the in-building solution.

Buildings and structures which cannot support the required level of radio coverage shall be equipped with a radiating cable system, a distributed antenna system with Federal Communications Commission (FCC)-certified signal boosters, or other system approved by the County of Henrico Communications Systems Manager, in order to achieve the required adequate radio coverage.

Amplification systems capable of operating on frequencies licensed to any public safety agency by the FCC shall not be installed without prior coordination and approval of the Henrico County Communications Systems Manager. The in-building solution shall be capable of modification or expansion in the event frequency changes are required by the FCC or additional frequencies are made available by the FCC.

The emergency responder radio coverage system installation and components shall also comply with all applicable federal regulations including, but not limited to, FCC 47 CFR Part 90.219. All new in-building solutions installed must be registered with the FCC per the public notice DA 14-15 January 7, 2014.

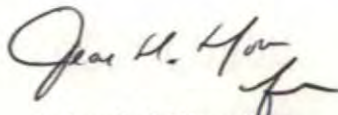
7. **Fire Protection-Structured Parking.** A 3" standpipe for fire protection shall be provided within all structured parking at approximately 200' intervals. The exact location of these improvements will be determined by the Division of Fire during Plan of Development review.
8. **Fire Protection.** All structures, including parking structures, other than open, standalone parking garages, shall be fully sprinkled for fire protection.
9. **Crime Prevention.** Prior to occupancy of any structure containing commercial or office uses, the applicant and the Crime Prevention Unit of the Division of Police shall conduct a security survey of the property. The applicant shall implement mutually agreed upon security recommendations.
10. **Proffered Conditions.** All proffered conditions accepted with case REZ2015-00018 shall be made a part of this Provisional Use Permit.
11. **Separation Between Townhouse Buildings.** Any two rows of townhouse buildings shall be separated by a distance of not less than five (5) feet.
12. **Parking Plan.** The applicant shall provide a minimum of 3,958 parking spaces on the property in a manner consistent with that described in the Libbie Mill Shared Parking Study dated August 11, 2014 (see case file), prepared by Walter P. Moore to the extent that the densities reflected therein are reached. Shared parking information, including updates to the parking study demonstrating the parking rates are meeting the needs of approved development on the property, shall be provided with each Plan of Development and Subdivision or as requested by the Director of Planning. Each Plan of Development and

Subdivision submitted for the property shall also include a tabulation of all parking required per the parking study. Each Plan of Development and Subdivision submitted shall identify the location and means of creating additional parking that could accommodate the difference between the reduced parking standard approved by this permit and the standards contained in Section 24-34(m) of the Henrico County Code.

13. **Signage Plan.** Signage provided throughout the development shall be consistent with the Libbie Mill Signage Guidelines dated June 2014 (see case file), unless otherwise approved by the Director of Planning.
14. **Parking Garages.** Parking garages shall be allowed with no associated ground floor retail uses/useable floor space for residential or nonresidential uses along any façade facing a street. Such parking garages shall be predominately finished with masonry material similar to other buildings within the development, unless otherwise approved by the Planning Commission through the Plan of Development process.
15. **Commercial/Office Square Footage.** Commercial and office square footage shall be allowed to be less than 25 percent of the total building square footage of the UMU district, but in no case less than 10 percent.
16. **Multifamily Residential Percentage.** The number of for-lease multifamily dwelling units shall be allowed to exceed 30 percent of the total dwelling units of the UMU district, but in no case shall exceed 1,096 units.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: LM Retail, LLC
LM Office/Retail A, LLC
County of Henrico, Virginia
James W. Theobald, Esquire
Director, Real Estate Assessment
Police, Special Services



LIBBIE MILL

MIDTOWN

PATTERN BOOK

08.07.2015

INTRODUCTION	5	MASTER PLAN	23
About Libbie Mill - Midtown	6	Overview	24
<i>Purpose</i>	6	Architecture	25
<i>Gumenick Properties</i>	7	<i>Architectural Elements</i>	25
<i>Design Team</i>	8	<i>Use Diagram</i>	26
Inspiration	9	<i>Southern Season</i>	27
<i>Architecture of Memory</i>	9	<i>4900/4901 Libbie Mill East Blvd.</i>	28
<i>Historic Central Virginia Character</i>	10	<i>5001 Libbie Mill East Blvd.</i>	29
<i>Architecture</i>	10	<i>Libbie Mill Library</i>	30
<i>Streetscape</i>	12	<i>Townhomes</i>	31
<i>Landscape/Public Realm</i>	15	Streetscape	42
GENERAL INFORMATION	17	<i>Overview</i>	42
Overview	18	<i>Streetscape Plan</i>	43
<i>Conceptual Master Plan</i>	19	Landscape	58
Existing Conditions	20	<i>Overview</i>	58
<i>Proximity</i>	20	<i>Open space diagram</i>	59
<i>Site</i>	21		



LIBBIE MILL

MIDTOWN

PATTERN BOOK

INTRODUCTION

About Libbie Mill - Midtown	6
<i>Purpose</i>	6
<i>Gumenick Properties</i>	7
<i>Design Team</i>	8
Inspiration	9
<i>Architecture of Memory</i>	9
<i>Historic Central Virginia Character</i>	10
<i>Architecture</i>	10
<i>Streetscape</i>	12
<i>Landscape/Public Realm</i>	15

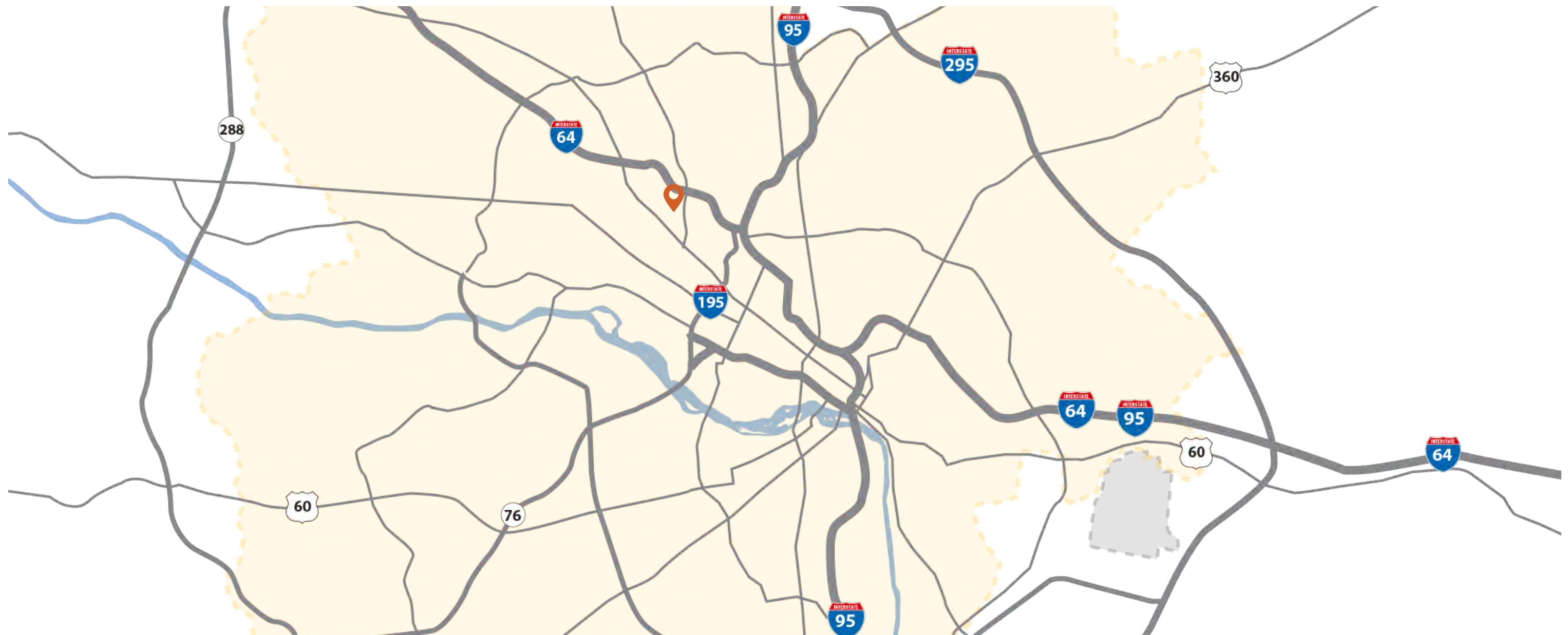
PURPOSE

Building the new sense of community.

Libbie Mill - Midtown is the remarkable culmination of a 21st century place, in the heart of “Midtown,” a surprising, vibrant, livable and walkable destination that allows people to build a sense of community. Along with residential and commercial centers, Libbie Mill Midtown offers public spaces unlike any that residents of Central Virginia currently enjoy.

a need for people to live, work, shop, and socialize in a vibrant and surprising way in the Midtown area of Henrico County. The plan, as realized, masterfully mixes retail, restaurants, offices, and homes to create stunning yet familiar architecture in a city that places high value on providing memorable places and experiences.

Libbie Mill - Midtown is an 80-acre mixed-use urban community that blends a variety of unique destinations. This new community serves



Location of Libbie Mill - Midtown within the metro Richmond area

Gumenick Properties is an award-winning real estate development and management company with operations throughout the Southeast. Founded in the late 1940s, the company now specializes in three primary lines of business – apartment community development, property operations, and home building. The company currently owns and operates apartment communities in North Carolina and Virginia. All are outstanding properties located in thriving metropolitan areas. These apartments consistently receive recognition for excellence in customer service, appearance, and maintenance.

Gumenick Properties is also engaged in homebuilding activities in Central Virginia. The company has made a strategic decision to focus on the quality of its ventures rather than quantity. This means that every new community represents a unique and sophisticated union of attractive architecture, pleasing landscaping, and innovative use of modern materials and construction techniques. As a result, Gumenick Properties townhomes, condominiums, and single-family dwellings have met with an enthusiastic reception and enjoyed rapid sales.

Because the company does business in economically-robust areas, large tracts of undeveloped land often are unavailable for development. Accordingly, Gumenick Properties has acquired extensive experience in neighborhood revitalization, a specialty it will continue to refine in the future. These projects meet many needs, including curbing suburban sprawl, enhancing local tax bases, and meeting long-term community goals set by elected leaders and professional planners. As a result, Gumenick Properties revitalization projects have garnered praise and ready acceptance from customers, civic leaders, and neighbors.



Monument Square (Henrico County, VA)



Grayson Hill (Henrico County, VA)



Monument Square (Henrico County, VA)

DESIGN TEAM

Owner/Developer:



4901 Libbie Mill East Blvd.
Suite 200
Richmond, VA 23230
804-288-0011

Architects:



101 Shockoe Slip
Richmond, VA 23219
804-648-5040

Attorneys:



2100 East Cary St.
Richmond, VA 23223
804-771-9500

Civil Engineers:



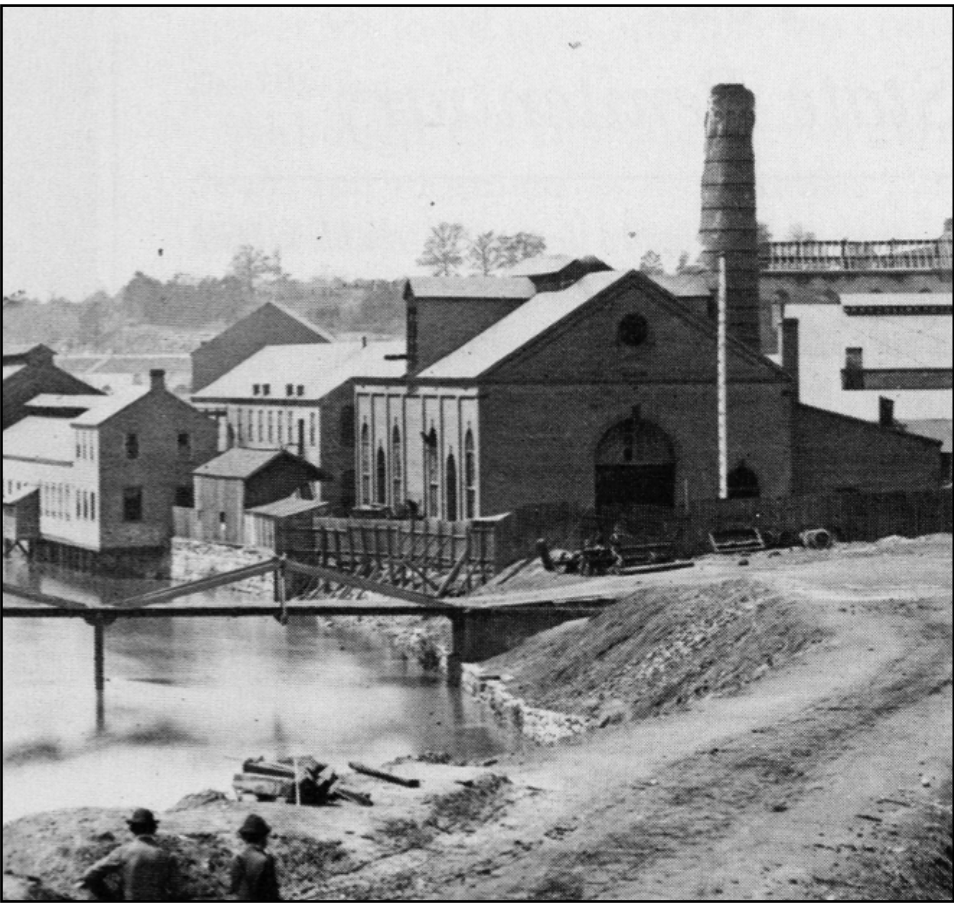
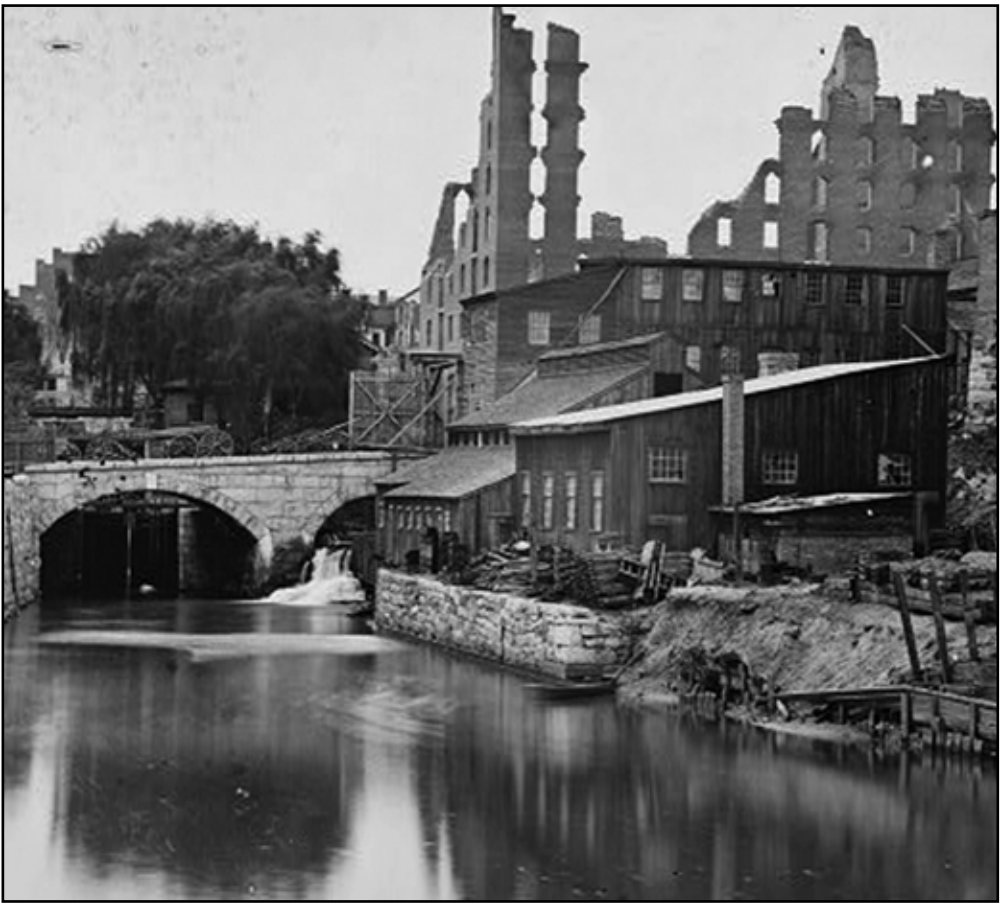
2116 Spencer Rd.
Richmond, VA 23230
804-285-3948

Landscape Architects:



310 North Adams St.
Richmond, VA 23220
804-340-2848

Central Virginia is overflowing with memorable places and architecture that have stood the test of time. The design palette for Libbie Mill - Midtown draws directly from elements that occur in the public realm of Central Virginia, a blend of Pre-Civil War Federal Style and Post-Civil War Industrial style. These components contribute to making this region a special place and provide a level of authenticity for Libbie Mill - Midtown.



HISTORIC CENTRAL VIRGINIA ARCHITECTURE



SHOCKOE BOTTOM STREETSCAPE (CARY STREET)



MASS



SCALE



HEIGHT



FENESTRATION



DETAILS



MATERIALS



CARY STREET



STREET LIGHTS

traditional style, pedestrian scale



PARKING

street parking on both sides of the street



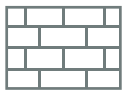
BUILDING SCALE

the pedestrian experience is impacted by the size and height of the buildings



TREES

street trees provide shade and soften the urban landscape



MATERIALS

brick sidewalk, paver crosswalk



PRIMARY STREET: WEST BROAD STREET
STREET WIDTH: 77'-80' (WITH MEDIAN)
SIDEWALK WIDTH: 18'
STREET TREES: CANOPY TREES (DECIDUOUS)
MATERIALS: CONCRETE SIDEWALKS, BRICK AND STONE BUILDING VENEERS

HISTORIC CENTRAL VIRGINIA STREETScape



RESIDENTIAL STREET: GRACE STREET

STREET WIDTH: ~40'

SIDEWALK WIDTH: 10'

STREET TREES: canopy trees (deciduous)

MATERIALS: CONCRETE SIDEWALKS, BRICK HOMES





DETAILS

*industrial metal elements,
traditional site elements*



DIVERSITY OF USES

*variety of seating options,
programming elements*



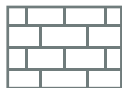
CONNECTIVITY

*the pedestrian experience is impacted
by the size and height of the buildings*



VEGETATION

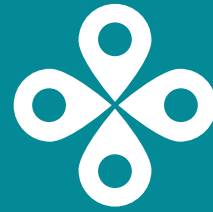
*trees provide shade while shrubs and
grass provide dimension*



MATERIALS

large stone blocks, brick details

CANAL WALK (DOWNTOWN RICHMOND)



LIBBIE MILL

MIDTOWN

PATTERN BOOK

GENERAL INFORMATION

Overview	18
<i>Conceptual Master Plan</i>	19
Existing Conditions	20
<i>Proximity</i>	20
<i>Site</i>	21

The Libbie Mill - Midtown vision: building the new sense of community.
A livable, enriching, vibrant place unlike anything else in Central Virginia.

In order to achieve the vision of Gumenick Properties and Henrico County, this Pattern Book document will guide the development process by setting design standards that align with the purpose and brand of Libbie Mill - Midtown. Each section is meant to guide the process to articulate the brand in a real way. The building materials, patterns, forms, signs, and site furnishings have been carefully selected to become the real, tangible expression of the brand. Every detail is arranged to meet the vision and values of the place that is uniquely Libbie Mill - Midtown.

A number of factors and considerations have informed the facets of the brand, both the built and visual identity:

- Architecture of Memory - drawing from the unmistakably rich history of Central Virginia’s buildings, streets, and spaces
- Regulatory - adhering to the codes and proffered conditions of Henrico County’s UMU
- Site + Context - connecting to the surrounding uses and features in Midtown
- Design Values - assembling creative methods and ideas to create an enriching, livable, and walkable mixed-use community


Central Virginia is overflowing with significant places and architecture that have stood the test of time. These historic samples represent significant factors that have shaped our cities, our culture and our nation. Now, we look to the fabric created throughout Central Virginia’s history to guide the vision of a new district called Midtown and a new community within Midtown called Libbie Mill. The design palette for Libbie Mill - Midtown draws directly from elements that occur in the public realm of Central Virginia, a blend of Pre-Civil War Federal Style and Post-Civil War Industrial style. These components contribute to making this region a special place and provide a level of authenticity for Libbie Mill - Midtown.

Positioned in the heart of Midtown, Libbie Mill is an 80 acre parcel approximately 5 miles from downtown Richmond and is located in the Brookland District of Henrico County. The parcel is bounded by Staples Mill Road (east), Bethlehem Road (north), Spencer Road (west), Libbie Avenue (west), and Jordan’s Branch Creek (south). After the removal of the 1960’s-era garden style apartment complex in 2001, Gumenick Properties envisioned a new and bold approach to build a new community with a new sense of place that would be authentic to Henrico County and the region.

Libbie Mill - Midtown is taking shape to become the most complete and authentic new community in the Central Virginia area.


Convenient to travelers as a regional destination yet deeply connected to the established local framework, Libbie Mill - Midtown is emerging as a vibrant new community that pays homage to the past with its designs in scale, walkability, spaces, and architecture. Libbie Mill - Midtown relies heavily on historic Central Virginia for inspiration to create apartments, homes, restaurants, shops, offices, a state-of-the-art public library, and activity-packed green spaces in a place that is authentic and rooted in the architectural legacy of our area. The plan masterfully mixes retail, restaurant, office, and residential to create stunning yet familiar architecture that shapes a public realm of memorable places and experiences.

MASTER PLAN ELEMENTS:




COMMERCIAL DISTRICT

In the commercial core, mixed-use buildings offer shopping and restaurants opportunities with living space or office above. A gridded street network allows efficient, orderly flow of vehicular, bike, and pedestrian traffic through the community in a safe and convenient manner. Libbie Mill – Midtown’s retail and commercial area provides a nexus of business, shopping, and hospitality that is the centerpiece of the town center, a vibrant and active place.



RESIDENTIAL NEIGHBORHOODS

The street network extends north and west from Libbie Lake and connects to the residential neighborhood of closely-knit townhomes. These quaint residential streets provide amenities such as pocket parks, shared gardens, clubhouse and pool, and connected sidewalks to walk to anywhere in the community.




HENRICO COUNTY LIBRARY

The Libbie Mill Library is 60,000 square feet, on three floors. The first and second floors will house a conference room, a new state-of-the-art digital lounge, multiple study and meeting rooms and a children’s story time area. The third floor is slated for future buildout, with a media lab or auditorium as possible uses of the space. Located at the southeast corner of Libbie Mill Lake, the Libbie Mill Library serves the community as a center of learning, knowledge, and innovation. The new building will be a state-of-the-art facility, a true representation of Henrico County’s Library Systems vision.




SOUTHERN SEASON

Southern Season is the premier destination for specialty food, gift and entertaining items. Since its creation in 1975, Southern Season has been known for the breadth and quality of its gourmet food, wine, houseware and cookware. A food lover’s paradise with exciting and innovative products from local to international vendors, Southern Season offers over 80,000 items sold in-store and online. With a belief in Southern hospitality and a passion for the art of entertaining. Southern Season prides itself upon great tasting and distinct products offered by a knowledgeable and friendly staff ready to help you find exactly what you need.




LIBBIE LAKE

The Libbie Mill Lake, The Pier, and surrounding Park area will serve as the physical center of life and activity for the community – offering a home for events, festivals, concerts, and daily activity. The plan includes large gathering spaces for events and festivals, flexible seating that allows people to interact in ways that suits them, a tiered amphitheater, and covered swing pavilions.



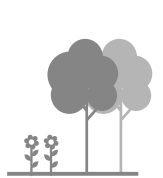
JORDAN’S BRANCH CREEK TRAIL

Jordan’s Branch Creek Trail is a recreational trail connecting Staples Mill Road on the east end to the west side of Libbie Mill - Midtown spanning the entire south boundary along Jordan’s Branch Creek. It includes views of the creek, a walking trail, exercise stations, and park benches. A refuge in the urban setting of Libbie Mill - Midtown, it provides access to nature and brings restored life and health to Jordan’s Branch Creek.




STREETSCAPES

Libbie Mill - Midtown is a pedestrian-oriented urban community that inspires people to walk or bike to their destination rather than drive. The appropriate arrangement of building type, scale, and usage is critical to public aesthetics and streetscapes. The streetscapes at Libbie Mill - Midtown are more than just traffic flow channels; they become ‘places’ providing public space that encourages people to stroll, linger, and take part in outdoor activities.



LANDSCAPE

Outdoor areas are critical to provide residents of Libbie Mill - Midtown with places to go outside of their homes. Several shared gardens in the neighborhood plan provide residents with modern spaces to convene with neighbors or read a book. Each space is designed to have its own identity and character while serving the general purpose to provide semipublic refuge for residents.



ARCHITECTURE

Libbie Mill - Midtown features modern buildings set to the scale, proportion, and massing of structures built in the historic districts of Central Virginia. The human scale of these buildings helps create a pleasant environment for shopping, working, and living.



PROXIMITY

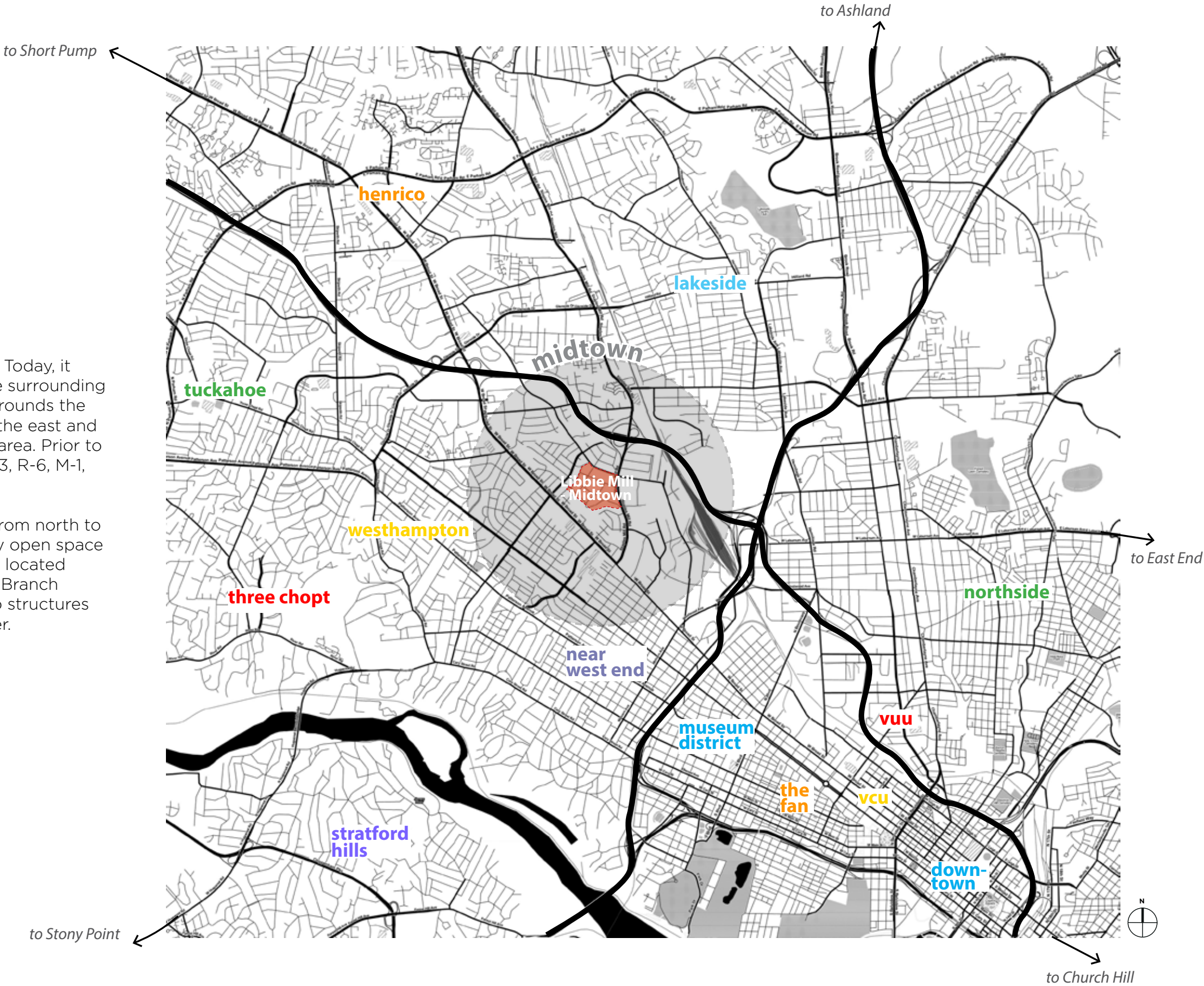
Location: Brookland District, Henrico County, Virginia

Size: 79.5 acres

Boundaries: Bethlehem Road (north)
Jordan’s Branch Creek (south)
Staples Mill Road (east)
Libbie Avenue (west)

Previously, the site was home to the Suburban Apartments. Today, it stands as an infill site primed to emerge in Midtown and the surrounding region as an inspiring destination. Single family housing surrounds the site to the north, south, and west. Office and retail uses at the east and southwest position this site to provide a mix of uses to the area. Prior to rezoning, the parcels within the site were zoned B-1, B-3, R-3, R-6, M-1, and O-2.

The land is relatively flat with some minor slope occurring from north to south. The existing landscape is comprised of mostly grassy open space with a few canopy trees. Most of the existing tree canopy is located within the Resource Protection Area that protects Jordan’s Branch Creek. Prior to the development of Libbie Mill - Midtown, no structures existed on site — only overhead power lines at the perimeter.





Aerial photograph - 02/16/15





LIBBIE MILL

MIDTOWN

PATTERN BOOK

MASTER PLAN

Overview	24	<i>Residential</i>	48
Architecture	25	<i>Perimeter (Type 1)</i>	50
<i>Architectural elements</i>	25	<i>Perimeter (Type 2)</i>	52
<i>Use diagram</i>	26	<i>Perimeter (Type 3)</i>	54
<i>Southern Season</i>	27	Landscape	58
<i>4901/4900 Libbie Mill East Blvd.</i>	28	<i>Overview</i>	58
<i>5001 Libbie Mill East Blvd.</i>	29	<i>Open space diagram</i>	59
<i>Libbie Mill Library</i>	30	<i>Lake</i>	60
<i>Townhomes</i>	31	<i>Jordan's Branch Creek Trail</i>	70
Streetscape	42	<i>Shared garden</i>	71
<i>Overview</i>	42	<i>Courtyards/Mews</i>	72
<i>Streetscape Plan</i>	43	<i>Pocket parks</i>	73
<i>Primary</i>	44		
<i>Secondary</i>	46		

Libbie Mill - Midtown is an 80-acre mixed-use urban community that blends a variety of destinations unique only to Libbie Mill - Midtown. This new community serves a need for people to live, work, shop, and socialize in a vibrant and surprising way in the Midtown area of Henrico County. The plan, as realized, masterfully mixes retail, restaurants, offices, and homes to create stunning yet familiar architecture in a city that places high value on providing memorable places and experiences.

Libbie Mill - Midtown not only offers apartment living, homes for sale, offices, shops, and restaurants, but also a new library, a beautiful lake, and trails and plazas that support walkability, spontaneity, interaction, and nurture a sense of openness and belonging. Most of all the community design encourages vibrant street life with outdoor cafes, exciting boutiques, local events, and much more.

Commercial District

In the commercial core, mixed-use buildings offer shopping and restaurants opportunities with living space or office above. A gridded street network allows efficient, orderly flow of vehicular, bike, and pedestrian traffic through the community in a safe and convenient manner. Libbie Mill – Midtown’s retail and commercial area provides a nexus of business, shopping, and hospitality that is the centerpiece of the town center, a vibrant and active place.

Libbie Mill Library

The Libbie Mill Library is 60,000 square feet, on three floors. The first and second floors will house a conference room, a new state-of-the-art digital lounge, multiple study and meeting rooms and a children’s story time area. The third floor is slated for future buildout, with a media lab or auditorium as possible uses of the space. Located at the southeast corner of Libbie Mill Lake, the Libbie Mill Library serves the community as a center of learning, knowledge, and innovation. The new building will be a state-of-the-art facility, a true representation of Henrico County’s Library Systems vision.

Libbie Lake

The Libbie Mill Lake, The Pier, and surrounding Park area will serve as the physical center of life and activity for the community – offering a home for events, festivals, concerts, and daily activity. The plan includes large gathering spaces for events and festivals, flexible seating that allows people to interact in ways that suits them, a tiered amphitheater, and covered swing pavilions. Libbie Mill Lake is surrounded by open space for gathering and

recreation, and will serve as the bustling epicenter of activity for Libbie Mill - Midtown.

The two major entry points from the east and west encourage users to park their car and go for a stroll along the Lake Promenade along the south side or check out a book from the library and take a seat by the water.

Throughout the planning process the design team called upon internationally-recognized Project for Public Spaces to engage the community and guide the process of creating relevant uses and activities to ring the lake. The design team incorporated these ideas to formulate a plan that includes large gathering spaces for events and festivals, movable seating, a tiered amphitheater, covered swing pavilions, and much more.

Jordan’s Branch Creek Trail

Along the southern boundary of Libbie Mill - Midtown runs Jordan’s Branch Creek. For decades, this creek has been abused by surrounding development and ignored by neighboring homes and businesses. Through the development of Libbie Mill - Midtown, this creek has found new life: debris has been cleared, invasive plant species have been removed and a new trail has been installed. This trail connects Staples Mill Road on the east end to the west side of Libbie Mill - Midtown spanning the entire southern boundary.

The careful arrangement of the trail allows users to capture views of the creek while enjoying a brisk walk, stopping at one of many exercise stations for a workout routine, or just sitting on a park bench to here the sound of water flowing by. The trail will offer much-needed recreational opportunities in a very natural setting. To promote a safe environment for users, there will be lighting along the trail for visibility, signage to help users find their way, and emergency call boxes for unexpected situations. The Jordan’s Branch Creek Trail provides access to nature, refuge in the urban setting of Libbie Mill - Midtown, and brings restored life and health to Jordan’s Branch Creek.

Streetscapes

Libbie Mill - Midtown is a pedestrian-oriented urban community that inspires people to walk or bike to their destination rather than drive. The appropriate treatment of public aesthetics and streetscapes is critical to the proper arrangement of building type, scale, and usage. The streetscapes at Libbie Mill - Midtown are more than just traffic flow channels; they become ‘places’ providing public space that encourages people to stroll, linger, and take part

in outdoor activities.

Residential Neighborhoods

The street network extends north and west from Libbie Lake and connects to the residential neighborhood of closely-knit townhomes. These quaint residential streets provide amenities such as pocket parks, shared gardens, clubhouse and pool, and connected sidewalks to walk to anywhere in the community.

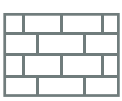
The community’s design supports lively and secure public spaces for all people to come together and engage in enjoyable, social ways. Flexible design ensures that a number of different community activities can take place alongside the retail shops, cafes, and restaurants that surround the square. The seasons at Midtown change with an every-expanding list of activities that may include skating rinks, outdoor cafes, markets, gardening displays, art and sculpture exhibits.



SCALE
relative size or extent



HEIGHT
measurement from base to top



MATERIALS
the style or treatment of minor decorative features



4901 East Libbie Mill Blvd. rendering.



MASS
main proportions within a work



DETAILS
the style or treatment of minor decorative features



FENESTRATION
the arrangement of windows and doors on the elevations of a building

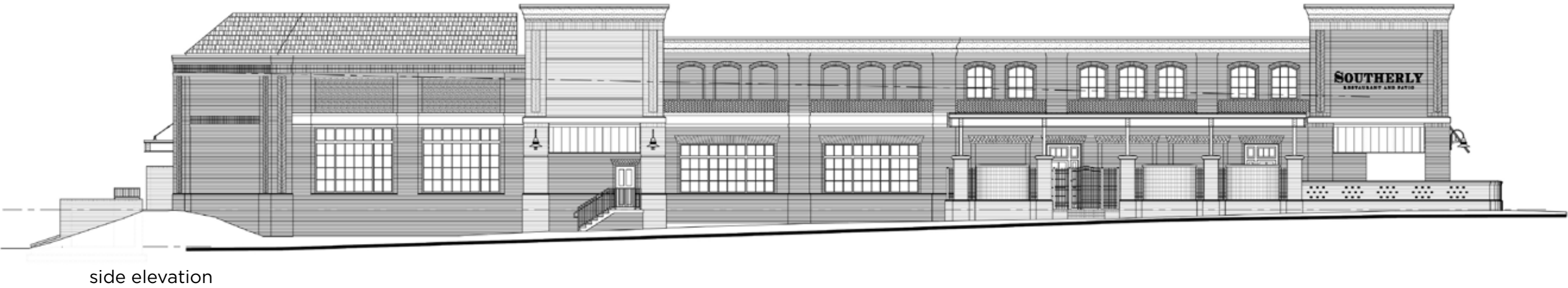
The buildings at Libbie Mill - Midtown are designed to evoke a familiarity with the historic character of the downtown urban and industrial districts of Central Virginia. The use of authentic materials, quality construction, and traditional detailing define a contemporary architectural interpretation to the area’s prominent

Pre-Civil War Federal and Post-Civil War Industrial styles. Careful attention has been given to the buildings’ mass, scale and height as they interact with the surrounding streetscape, allowing the built environment to shape a vibrant and inspiring experience at Libbie Mill - Midtown.

Image courtesy of Proviz. Brick wall designed by Emily Haasch from The Noun Project. Mosaic designed by Juan Pablo Bravo from The Noun Project.

USE DIAGRAM





4901 LIBBIE MILL EAST BLVD./4900 LIBBIE MILL EAST BLVD.



Above: 4901 Libbie Mill East Blvd from intersection of Roux St. and Libbie Mill East Blvd. Below: 4900 Libbie Mill East Blvd. from intersection of Staples Mill Rd. and Libbie Mill East Blvd.



5001 Libbie Mill East Blvd. rendering (from Libbie Lake plaza)

Libbie Mill Library



Libbie Mill Library (from intersection of East Libbie Mill Blvd. and Libbie Lake East St.)



Libbie Mill Library (from parking lot off Libbie Lake East St.)



Typical Building
Conceptual rendering of front of townhouse

TYPICAL TOWNHOME BUILDING



Typical Building

Conceptual rendering of rear of townhouse



C-Type



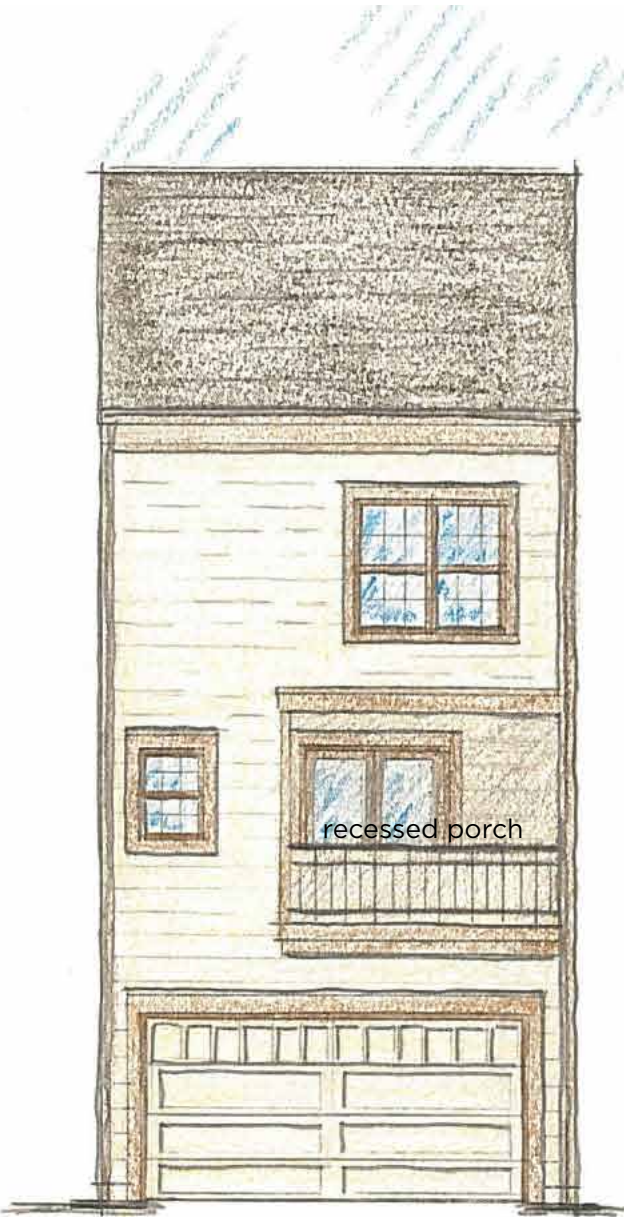
D-Type

Typical Building
Conceptual rendering of end units

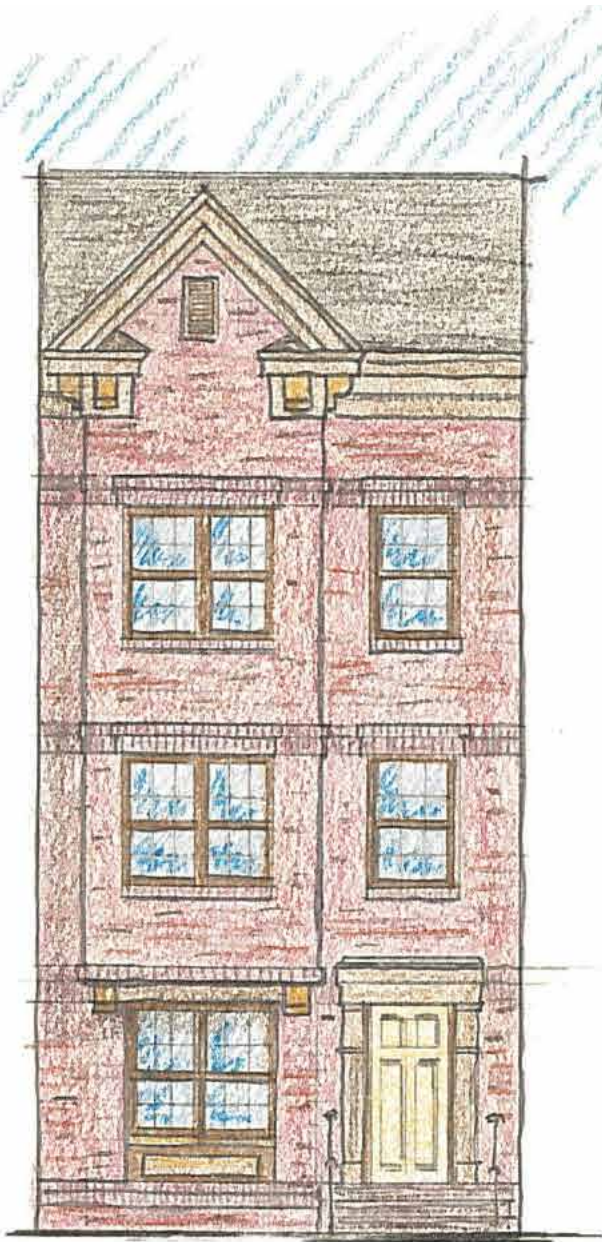
A-TYPE TOWNHOME



A-Type



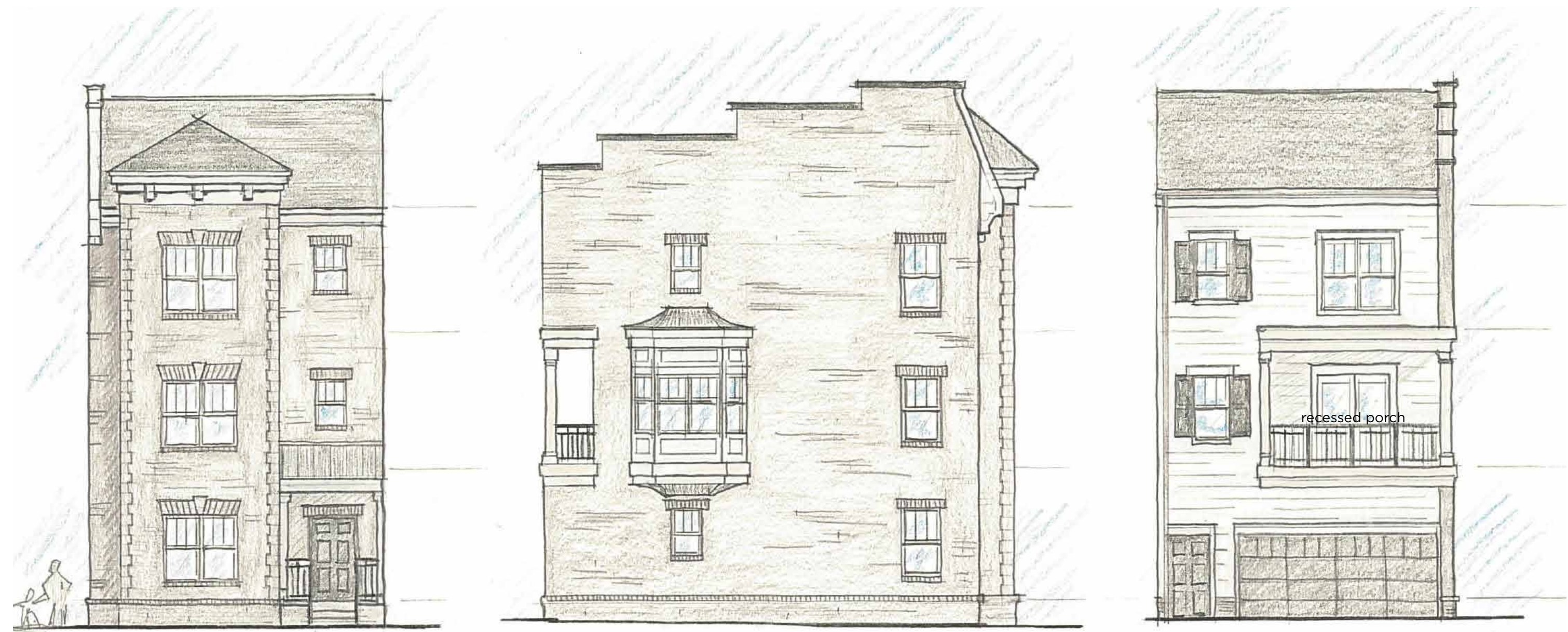
typical rear



typical front

B-Type

C-TYPE TOWNHOME

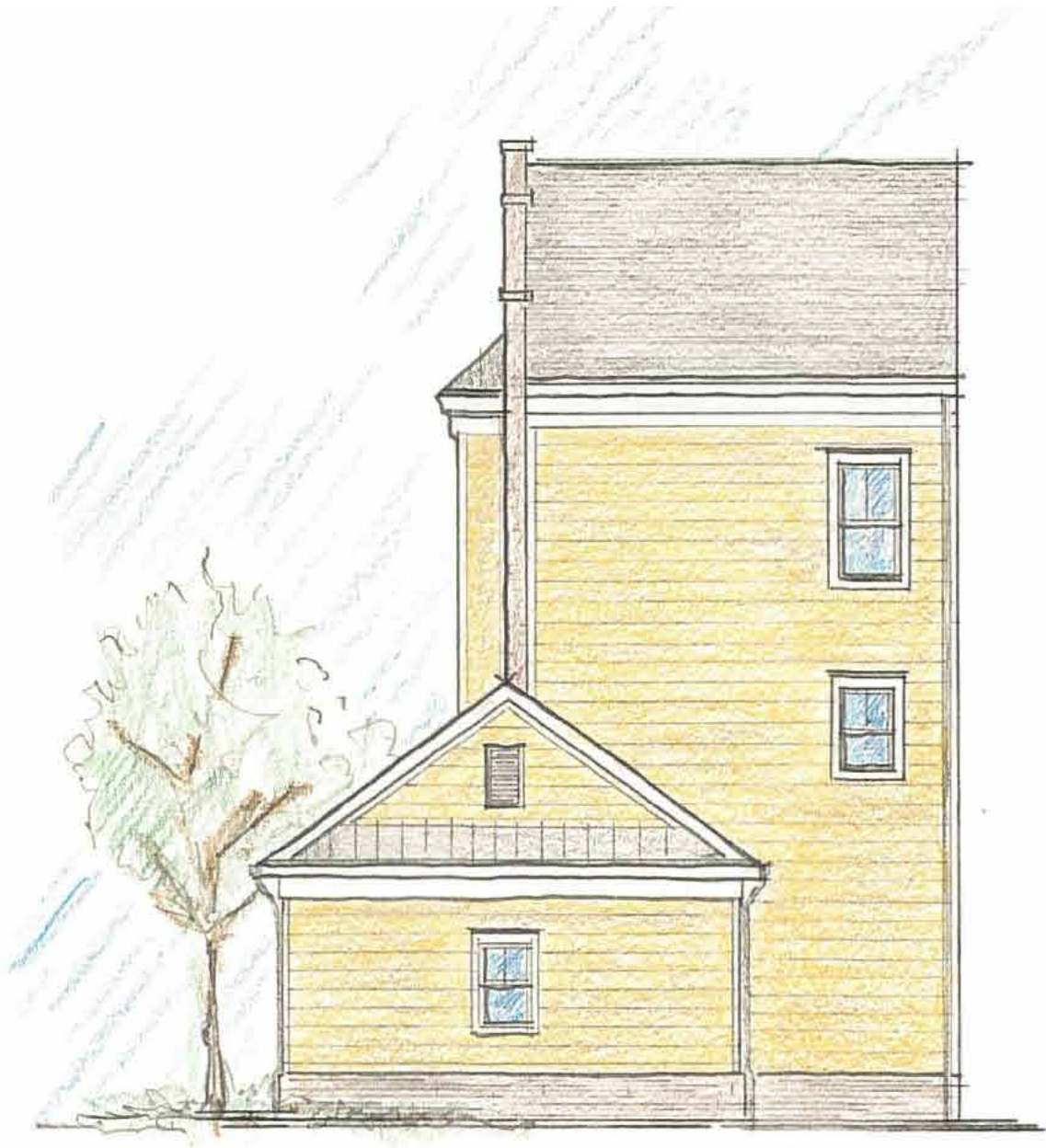


typical front

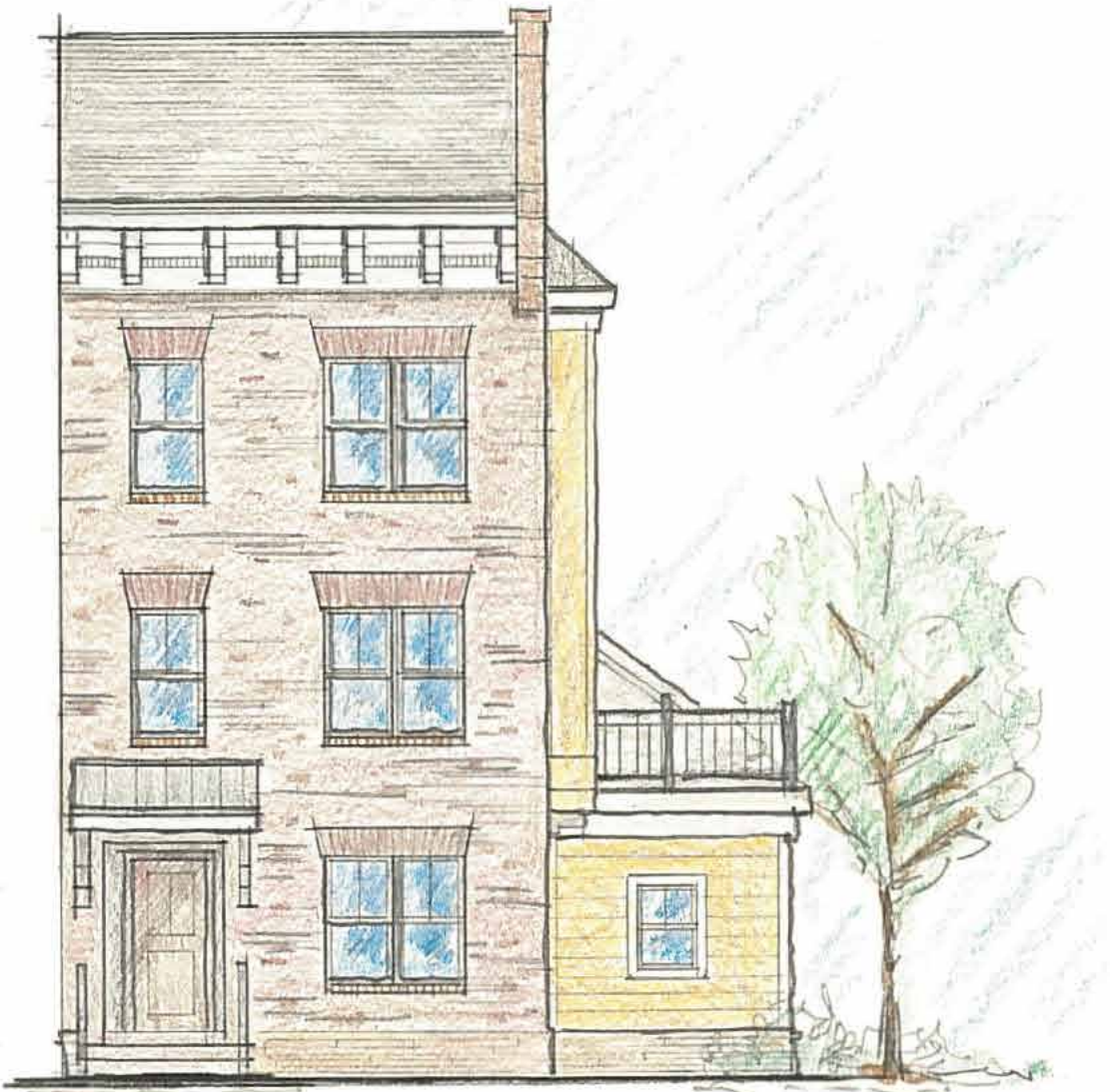
typical side

typical rear

C-Type



typical rear



typical front

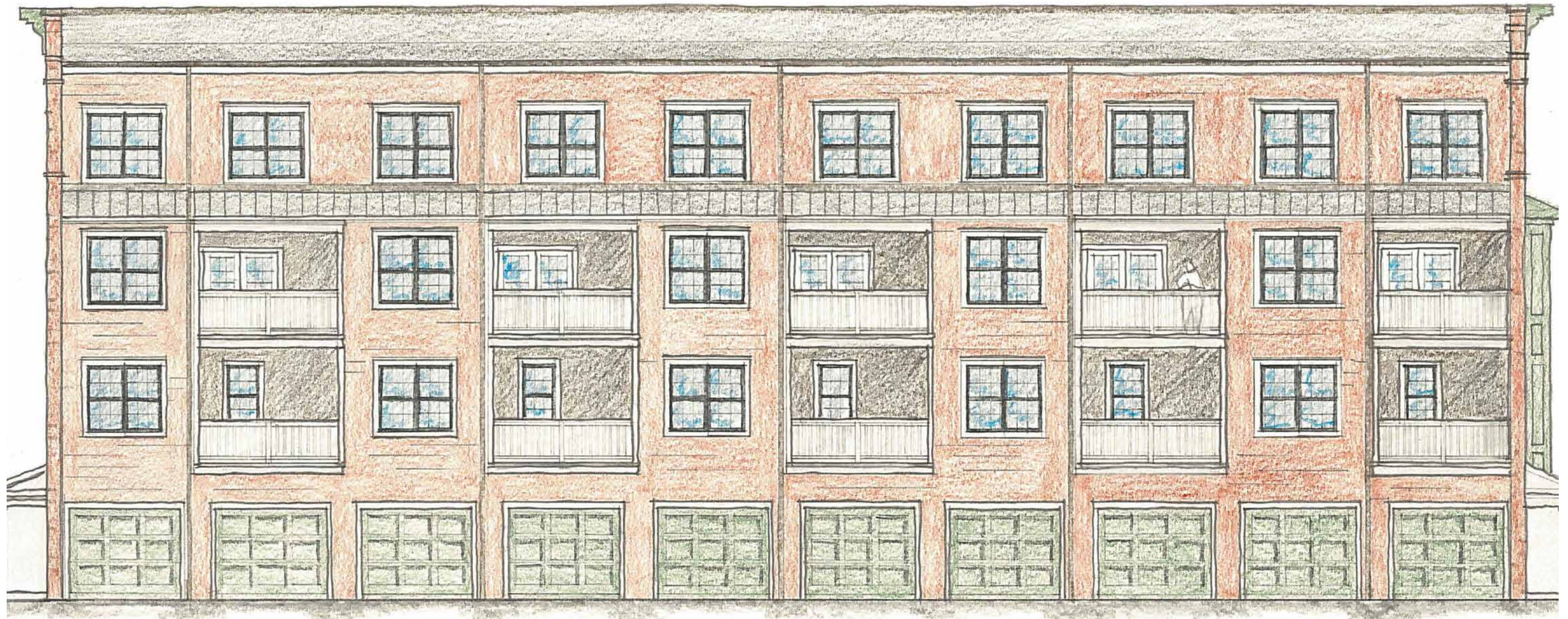
D-Type

*typical side*



typical front

E-Type
(conceptual elevation - subject to change)



typical rear

(conceptual elevation - subject to change)



typical side

(conceptual elevation - subject to change)

OVERVIEW

Libbie Mill - Midtown is a pedestrian-oriented urban community that inspires people to walk or bike to their destination rather than drive. The appropriate arrangement of building type, scale, and usage is critical to public aesthetics and streetscapes. The streetscapes at Libbie Mill - Midtown are more than just traffic flow channels, they become ‘places’ providing public space that encourages people to stroll, linger, and event take part in outdoor activities.

The design of streetscapes within Libbie Mill balances safe interaction with vehicles and pedestrians while accommodating outdoor space for building uses. Throughout the community the streetscapes play an active role in encouraging walkability and performing as a place for people to socialize and gather in small

groups. Active streetscapes make safer streets; buildings close to the street, on-street parking, and narrower travel lanes encourage vehicles to slow down. When cars slow down, a safer community results.

Great emphasis has been placed on the design of the public realm that encompasses all of Libbie Mill - Midtown’s streetscapes and open space. Each streetscape has been meticulously considered and calculated to maximize walkability and accommodate street life for each street based on the use and scale of the building it serves. The goal of each street type is to serve the community by creating a safe, attractive space for multi-modal movement while contributing as a ‘place’ throughout this urban environment.

In this section, you will see each street type and the associated allowances for size and materials (among other things). Each street type has its own set of allowances based on its location and the use. In some cases, there are variances within the street type on a block-by-block basis.



PRIMARY STREETS



STREET WIDTH: varies (58' - 76')

STREET PARKING: varies (yes and no)

SIDEWALK WIDTH: 9' - 25'

STREET TREES: canopy trees (deciduous)

BUILDING TYPE: varies (commercial, mixed-use, residential)

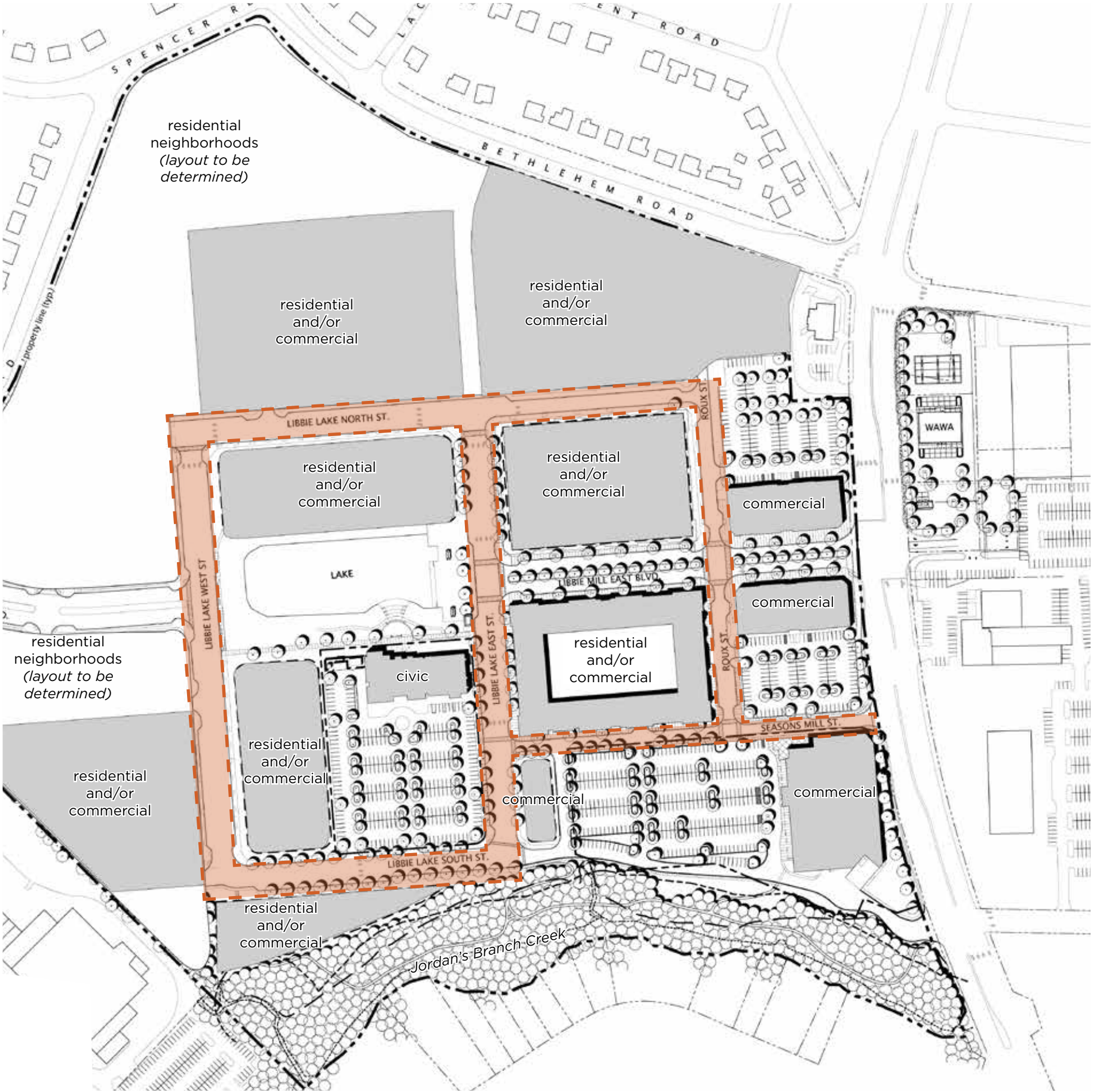
STREET LIGHTS: yes



SAMPLE STREET SECTION

ALL DIMENSIONS VARY BASED ON USE. NOT ALL USES SHOWN IN THIS SECTION OCCUR ON EVERY PRIMARY STREET.

SECONDARY STREETS



STREET WIDTH: varies (33' - 68')

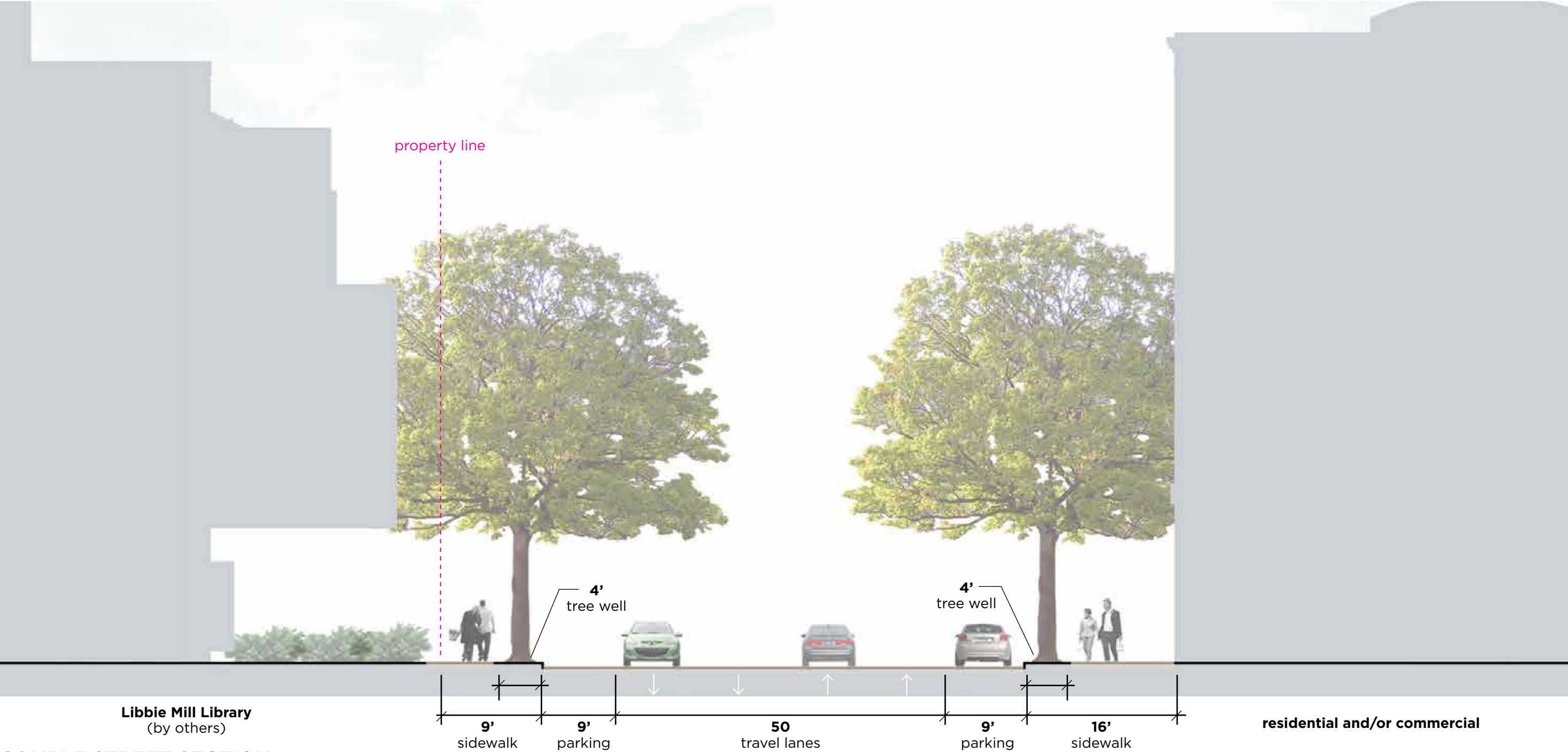
STREET PARKING: varies (yes and no)

SIDEWALK WIDTH: 8 - 12'

STREET TREES: canopy trees (deciduous)

BUILDING TYPE: varies (civic, mixed-use, residential)

STREET LIGHTS: yes



SAMPLE STREET SECTION
ALL DIMENSIONS VARY BASED ON USE.

RESIDENTIAL STREETS



STREET WIDTH: 42'

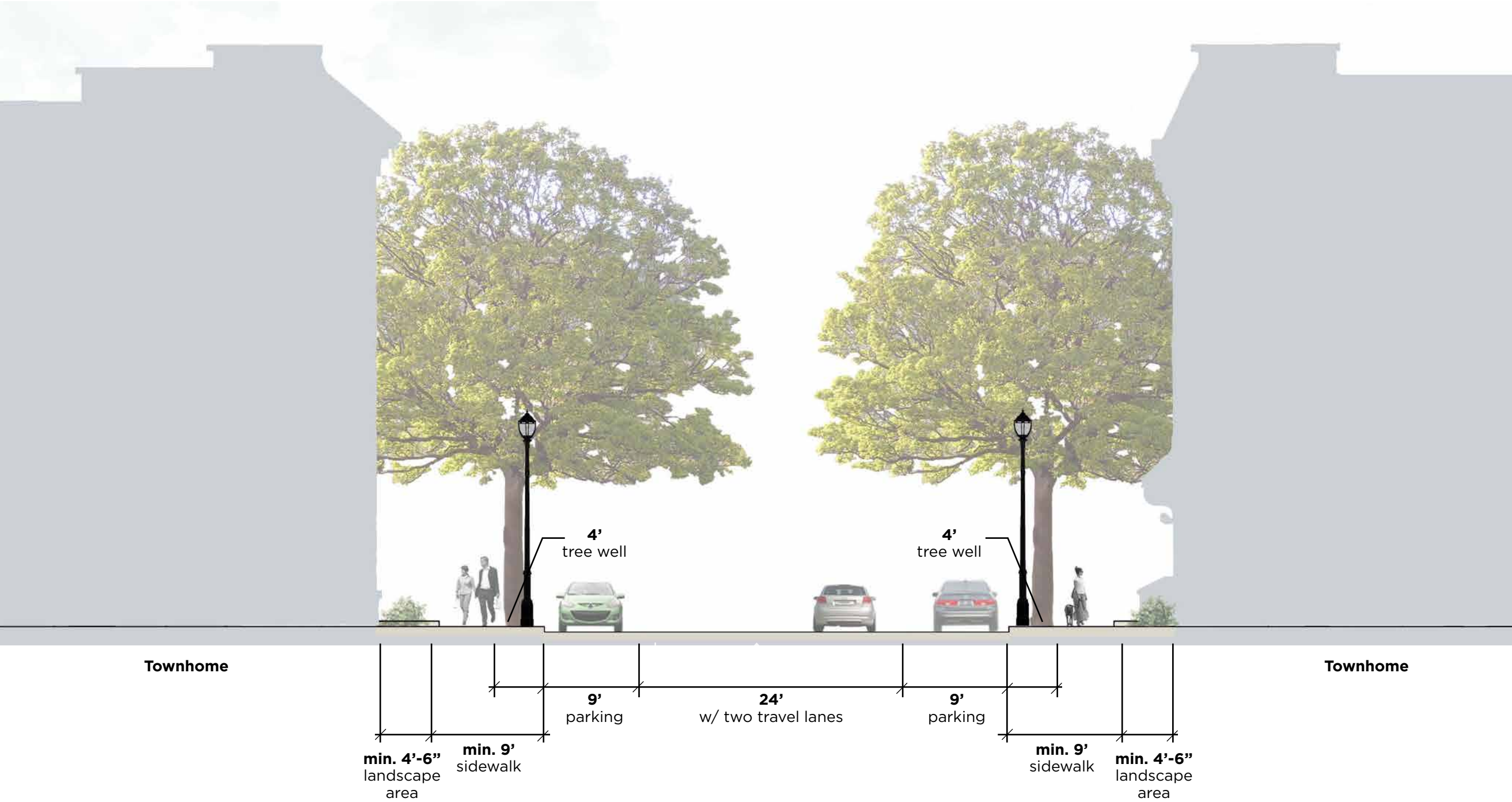
STREET PARKING: yes

SIDEWALK WIDTH: 9' minimum

STREET TREES: canopy tree (deciduous)

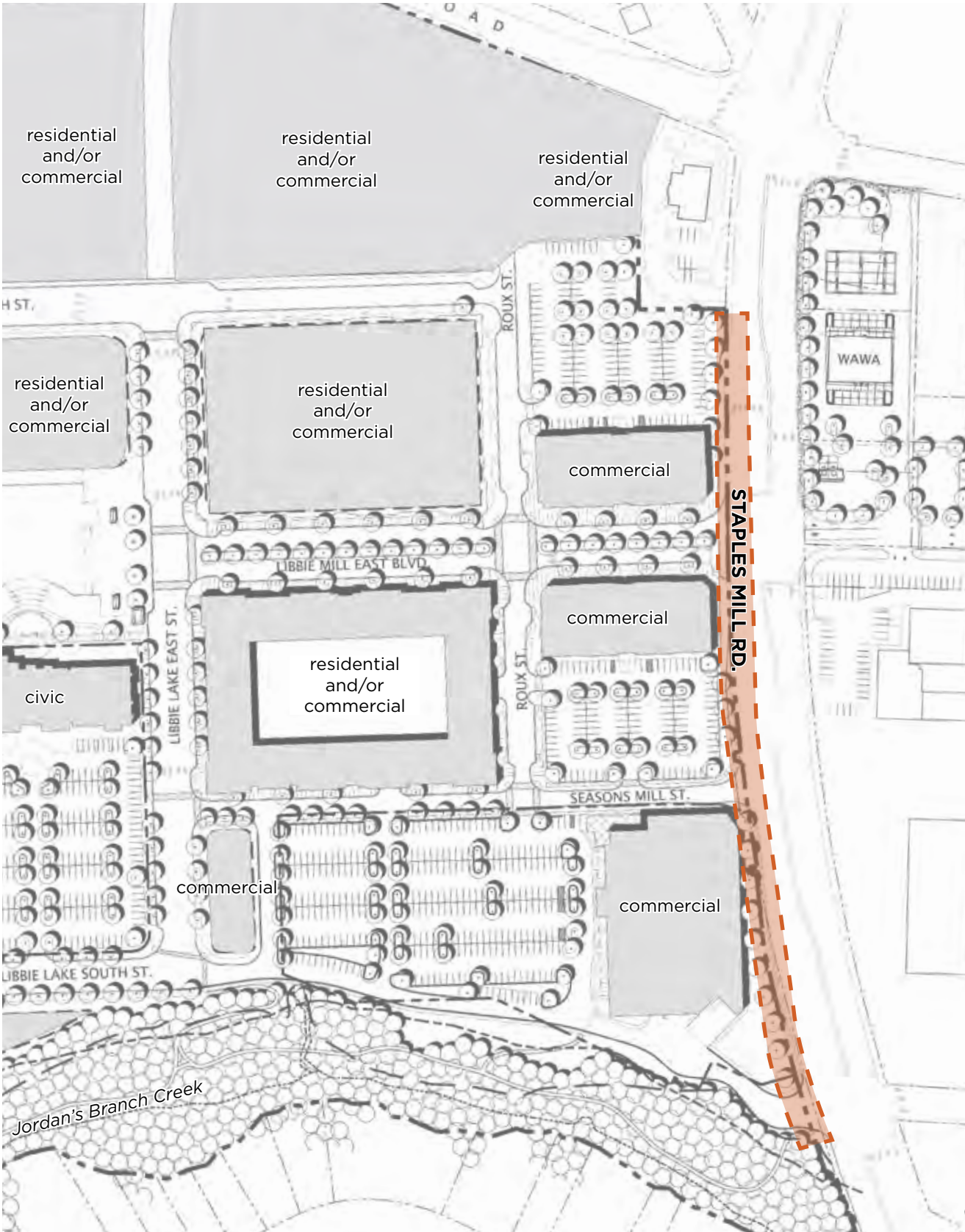
BUILDING TYPE: residential (townhomes or condos)

STREET LIGHTS: yes

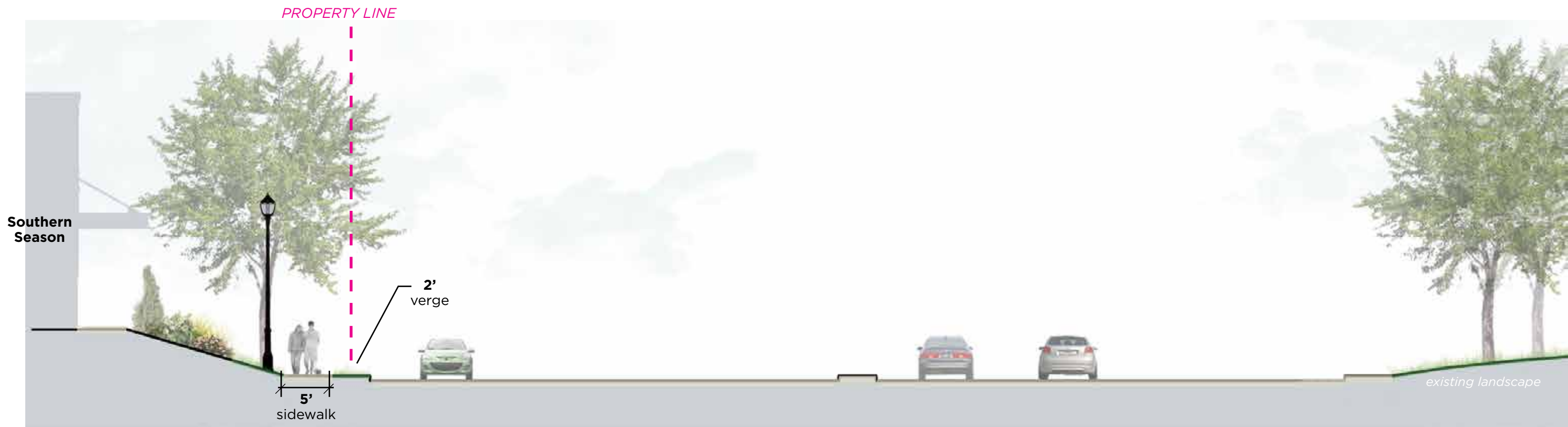
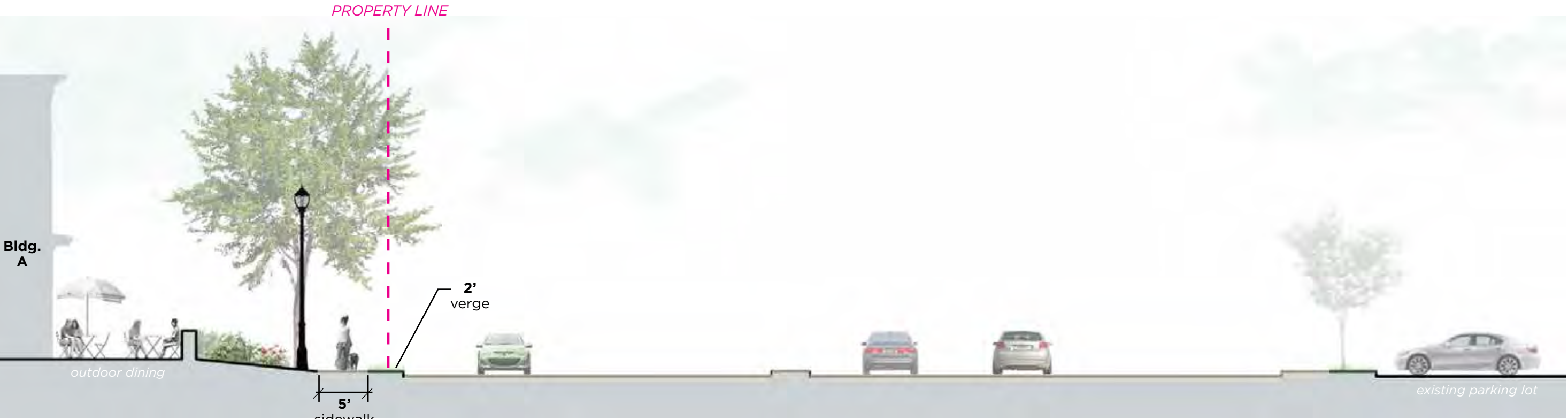


SAMPLE STREET SECTION
ALL DIMENSIONS VARY BASED ON USE.

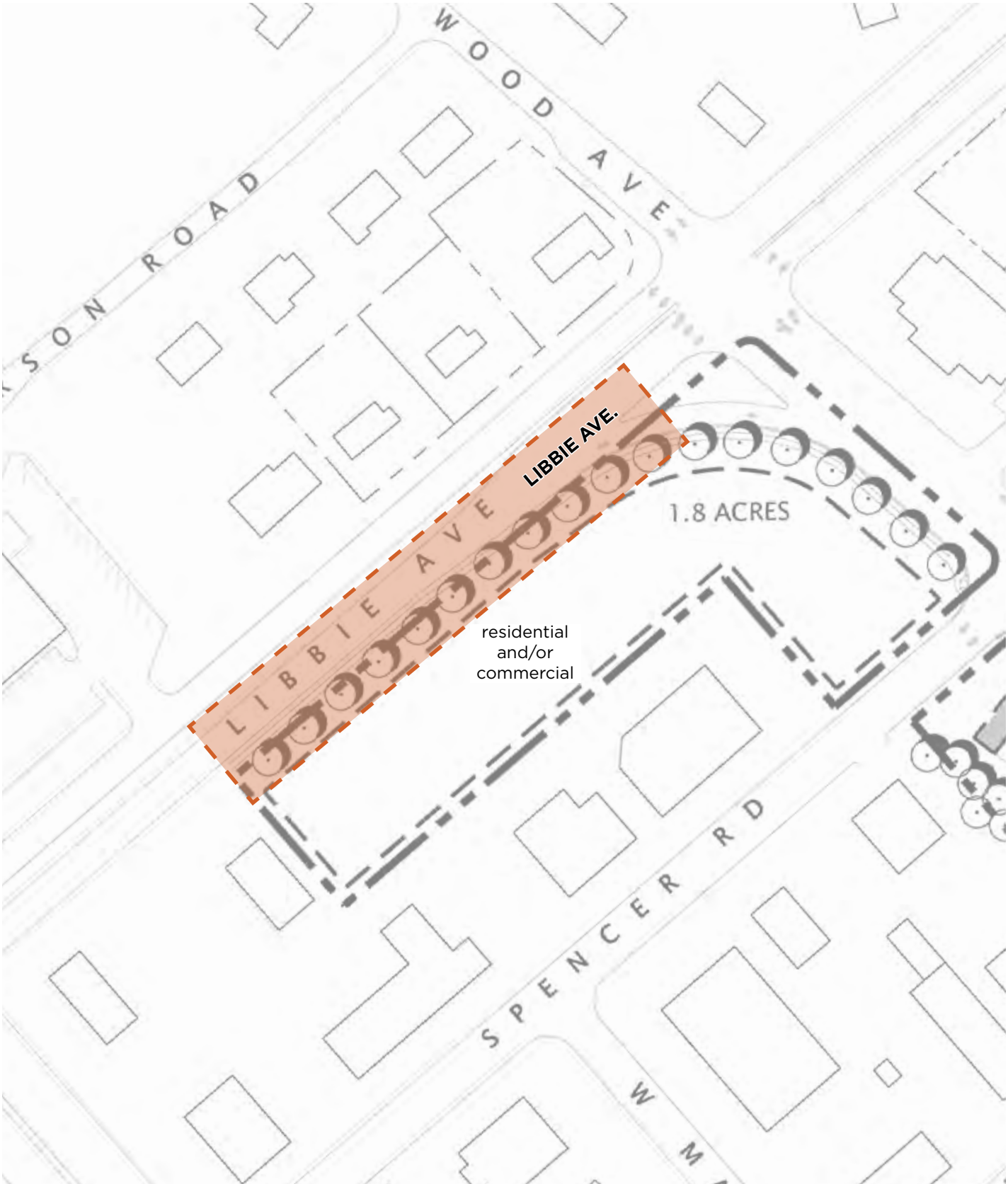
PERIMETER (TYPE 1): STAPLES MILL RD.



- STREET WIDTH: existing
- STREET PARKING: no
- SIDEWALK WIDTH: 5' (with 2' verge)
- STREET TREES: canopy tree (deciduous)
- BUILDING TYPE: varies (commercial, office)
- STREET LIGHTS: yes

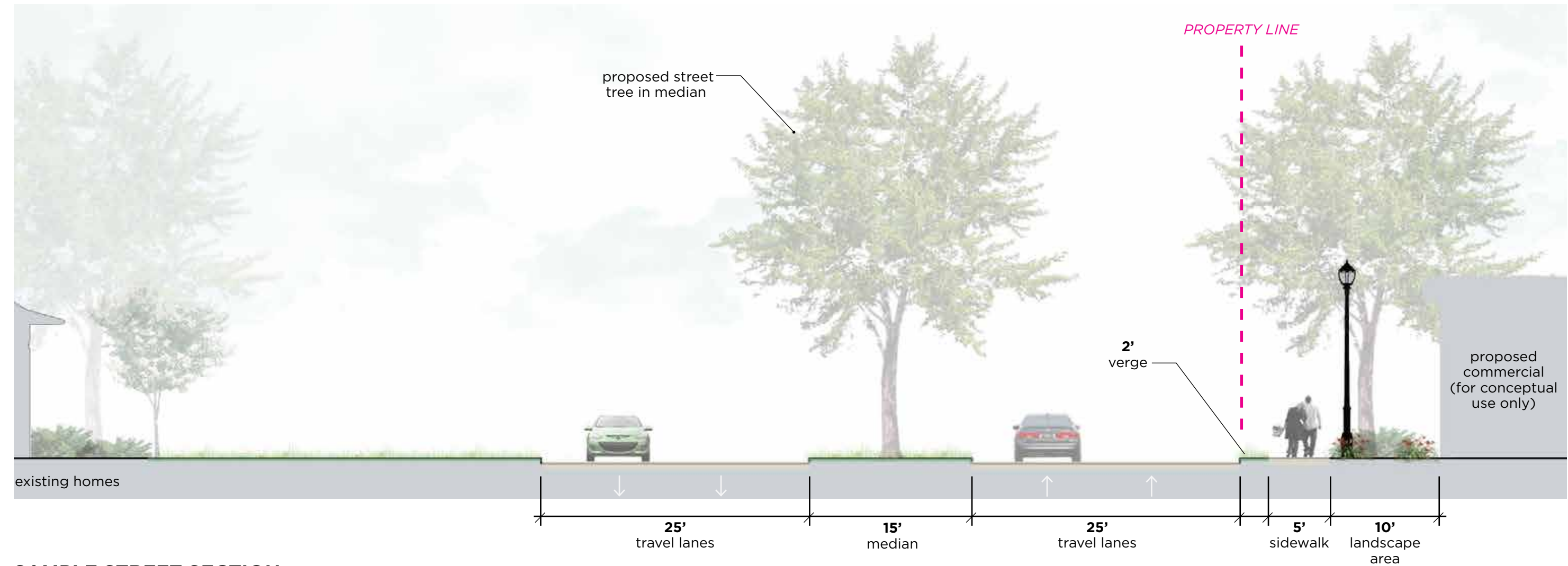


PERIMETER (TYPE 1): LIBBIE AVE.



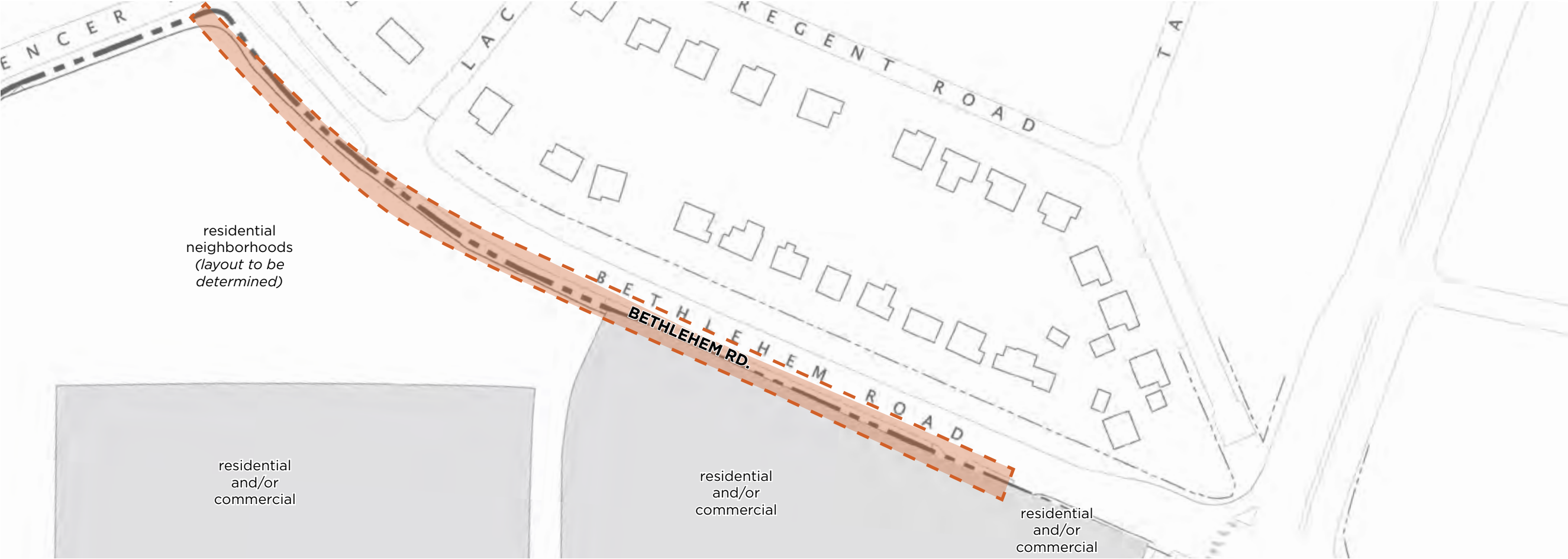
- STREET WIDTH: existing
- STREET PARKING: no
- SIDEWALK WIDTH: 5'
- STREET TREES: canopy tree (deciduous)
- BUILDING TYPE: commercial/office
- STREET LIGHTS: yes





SAMPLE STREET SECTION
ALL DIMENSIONS VARY BASED ON USE.

PERIMETER (TYPE 2): BETHLEHEM RD.



STREET WIDTH: existing

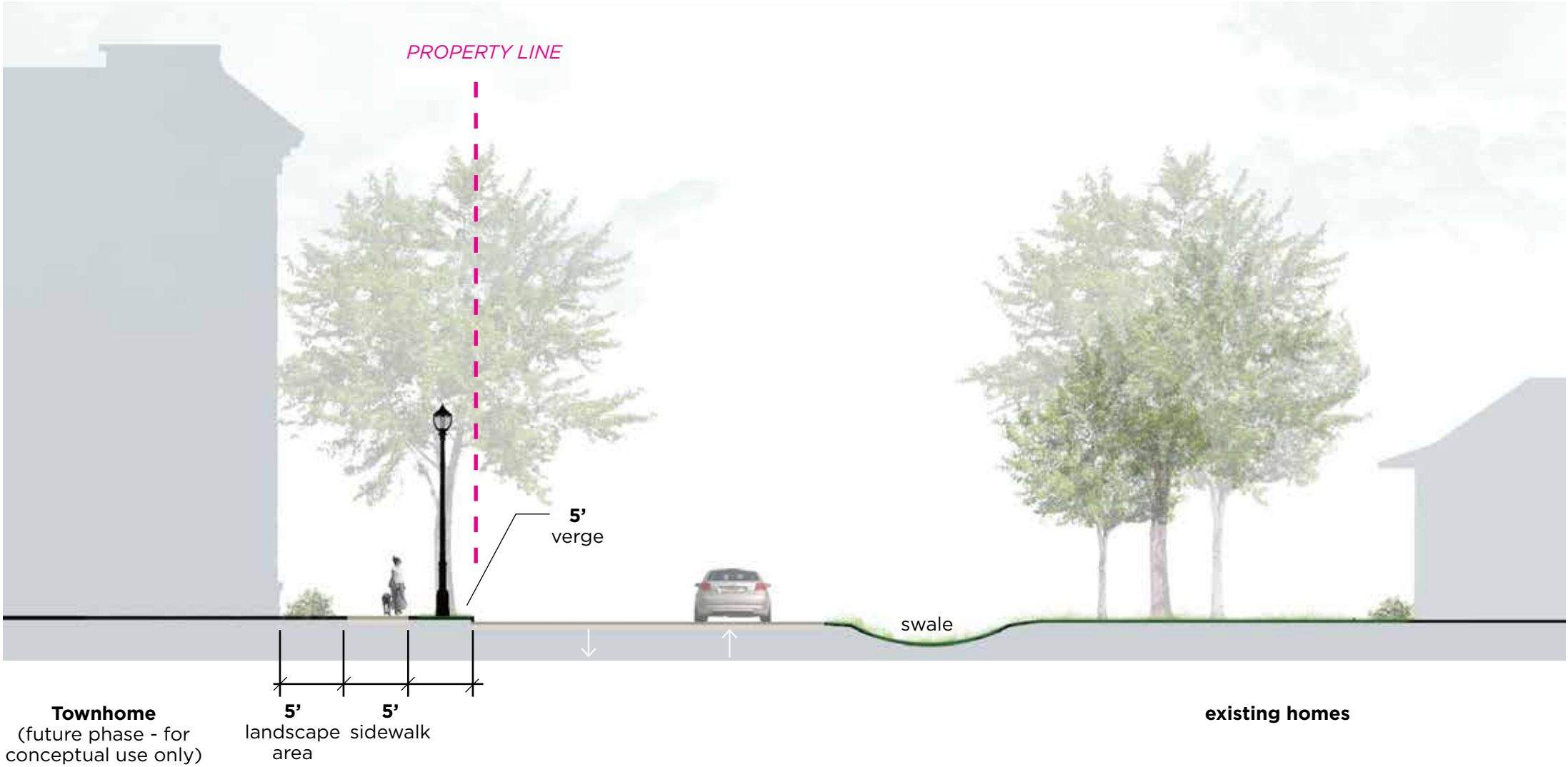
STREET PARKING: no

SIDEWALK WIDTH: min. 5'

STREET TREES: canopy tree (deciduous)

BUILDING TYPE: residential

STREET LIGHTS: yes



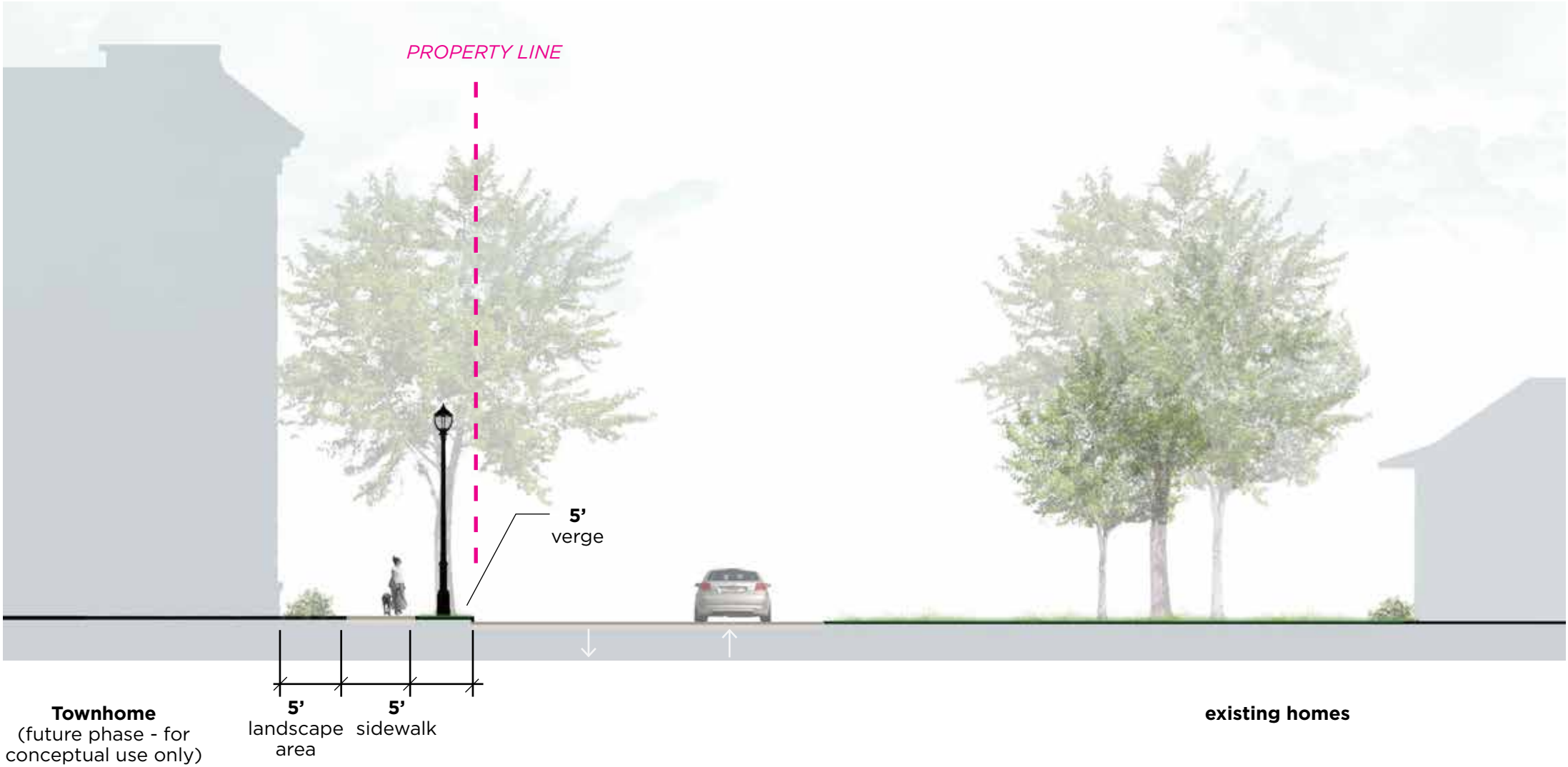
SAMPLE STREET SECTION
ALL DIMENSIONS VARY BASED ON USE.

PERIMETER (TYPE 3): SPENCER RD.



SPENCER RD.

- STREET TYPE:** Perimeter (Type 3)
- STREET WIDTH:** approx. 36' (existing)
- STREET PARKING:** yes
- SIDEWALK WIDTH:** min. 5'
- STREET TREES:** canopy tree (deciduous)
- BUILDING TYPE:** residential
- STREET LIGHTS:** yes





SAMPLE STREET SECTION
ALL DIMENSIONS VARY BASED ON USE.

OVERVIEW

Not only is Libbie Mill - Midtown comprised of a wide variety of uses (residential, retail, office, library), it also includes an extensive network of quality open spaces. These outdoor spaces will incorporate the design practices from successful places in Central Virginia with best practices from around the country and the world. A variety of spaces are formed by the street network and buildings that provide outdoor parks and gardens that inspire outdoor activities and gathering among neighbors. Key spaces include: Libbie Lake, Jordan’s Branch Creek Trail, shared gardens, pocket parks, and mews.

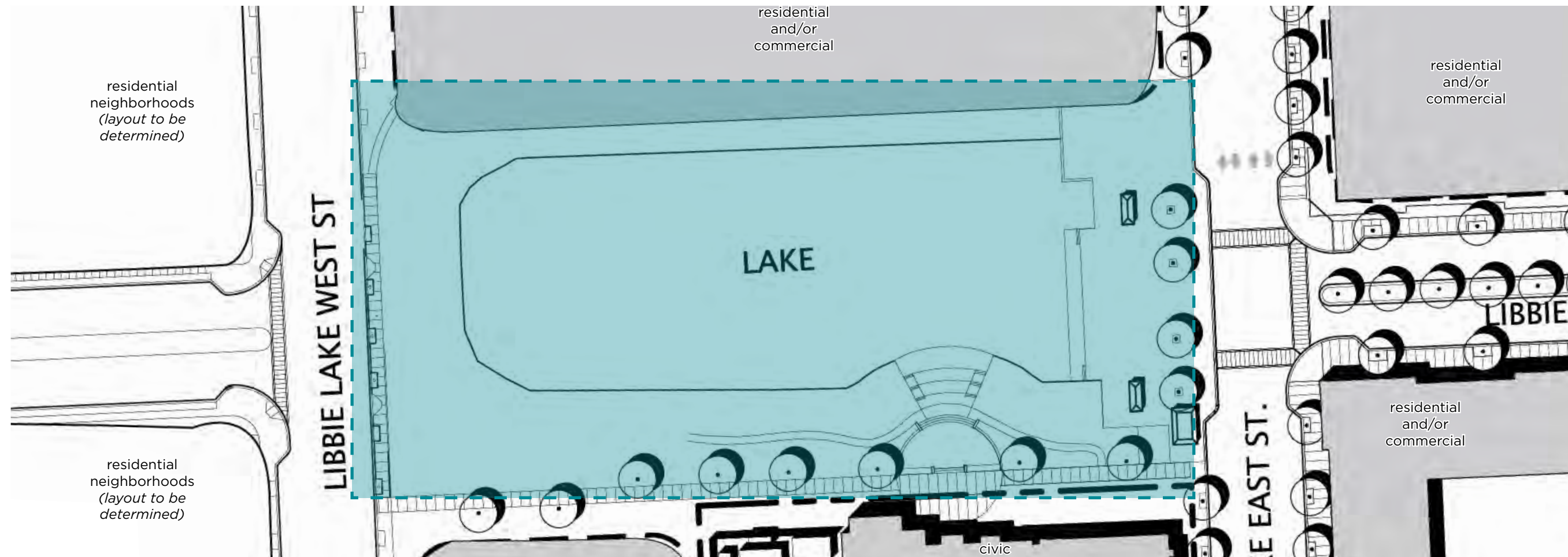
These spaces provide a variety of spaces for different sized gatherings — from large social events by the Lake, medium-sized gatherings in the pocket parks, small intimate conversations on a park bench in the shared garden, or even a solitary jog on the Jordan’s Branch Creek Trail. The public realm is designed to accommodate life outdoors by incorporating elements that promote social engagement, random play, and impromptu meet-ups. Native plantings, familiar hardscape materials, and carefully-placed site furnishings encourage users to spend time outdoors.

These outdoor spaces would be incomplete without a unifying plant palette. Throughout Libbie Mill - Midtown careful attention has been paid to the interplay of landscape plantings with the urban environment (buildings and hardscape materials, such as sidewalks, buildings, and streets). Native species – which recall the natural scenes from around our region – and classic Southern plants have been selected to create a unique sense of place: remaining authentic to Central Virginia while tying it to our natural region.

	OPEN SPACE DIAGRAM	59	SHARED GARDEN	71
	LAKE	60	COURTYARDS/MEWS	72
	overview	60	POCKET PARKS	73
	inspiration images	62		
	sections	63		
	Libbie Mill Library	68		
	JORDAN’S BRANCH CREEK TRAIL	70		



LAKE



Libbie Mill Lake is surrounded by open space for gathering and recreation, and will serve as the bustling epicenter of activity for Libbie Mill - Midtown.

The Libbie Mill Lake, The Pier, and surrounding Park area will serve as the physical center of life and activity for the community - offering a home for events, festivals, concerts, and daily activity. The plan includes large gathering spaces for events and festivals, flexible seating that allows people to interact in ways that suits them, a tiered amphitheater, and covered swing pavilions.

The two major entry points from the east and west encourage users to park their car and go for a stroll along the Lake Promenade along the south side or check out a book from the library and take a seat by the water. Throughout the planning process the design team called upon internationally recognized Project for Public Spaces to engage the community and guide the process of creating relevant uses and activities to ring the Lake. The design team incorporated these ideas, formulating a plan that includes large gathering spaces for events and festivals, movable seating, a tiered amphitheater, covered swing pavilions and much more.



INSPIRATION IMAGES



Lake edge



Tree grove plaza



Promenade



Grass terraces



Four-sided fireplace



Water edge



Kiosk



Steel beams



Swing



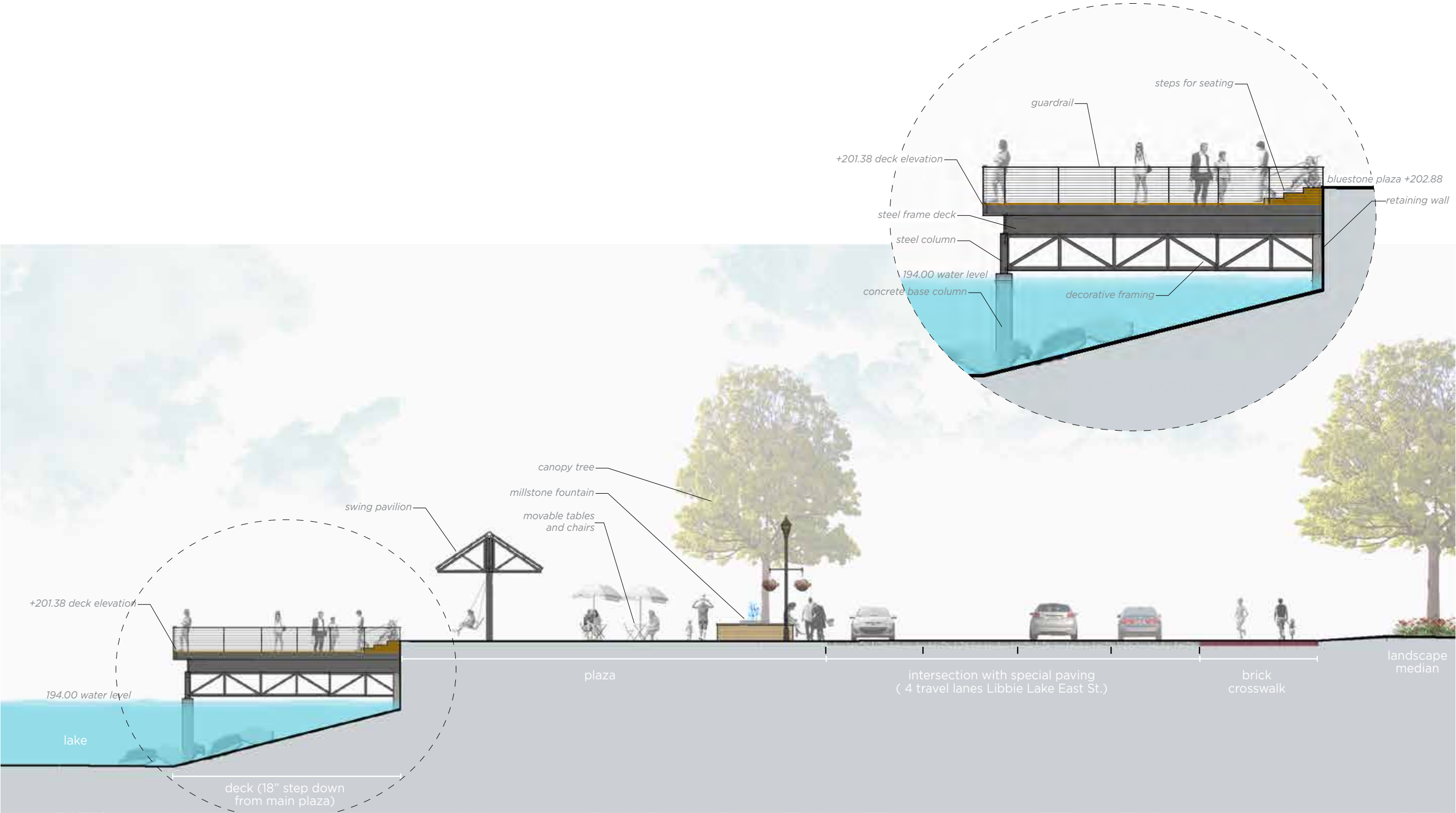
Soft-surface path



Millstone fountain



Fountain



SECTION 1: EAST PLAZA SECTION

LAKE



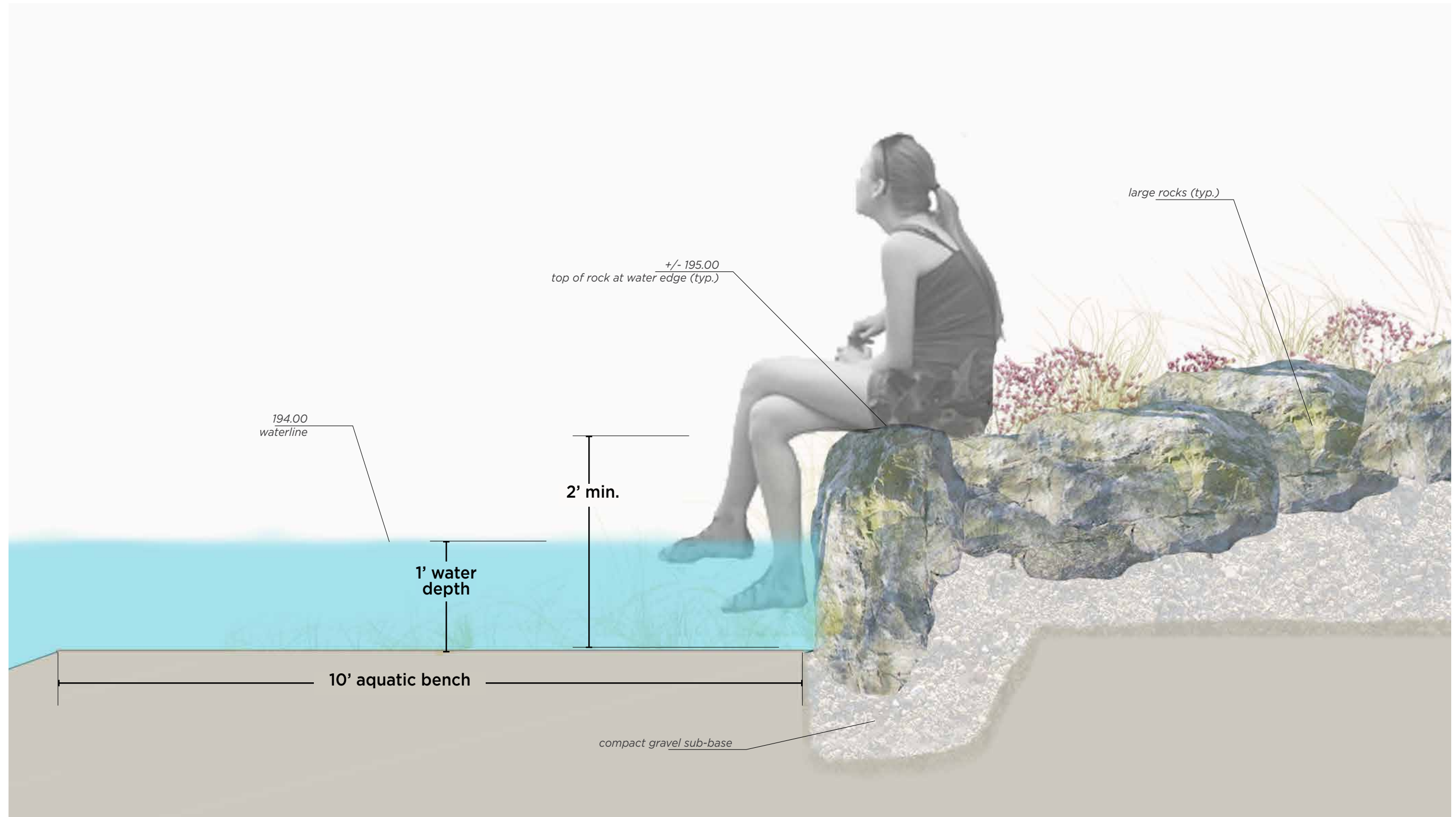
SECTION 2: FROM Libbie Mill Library PLAZA DOWN TO WATER EDGE



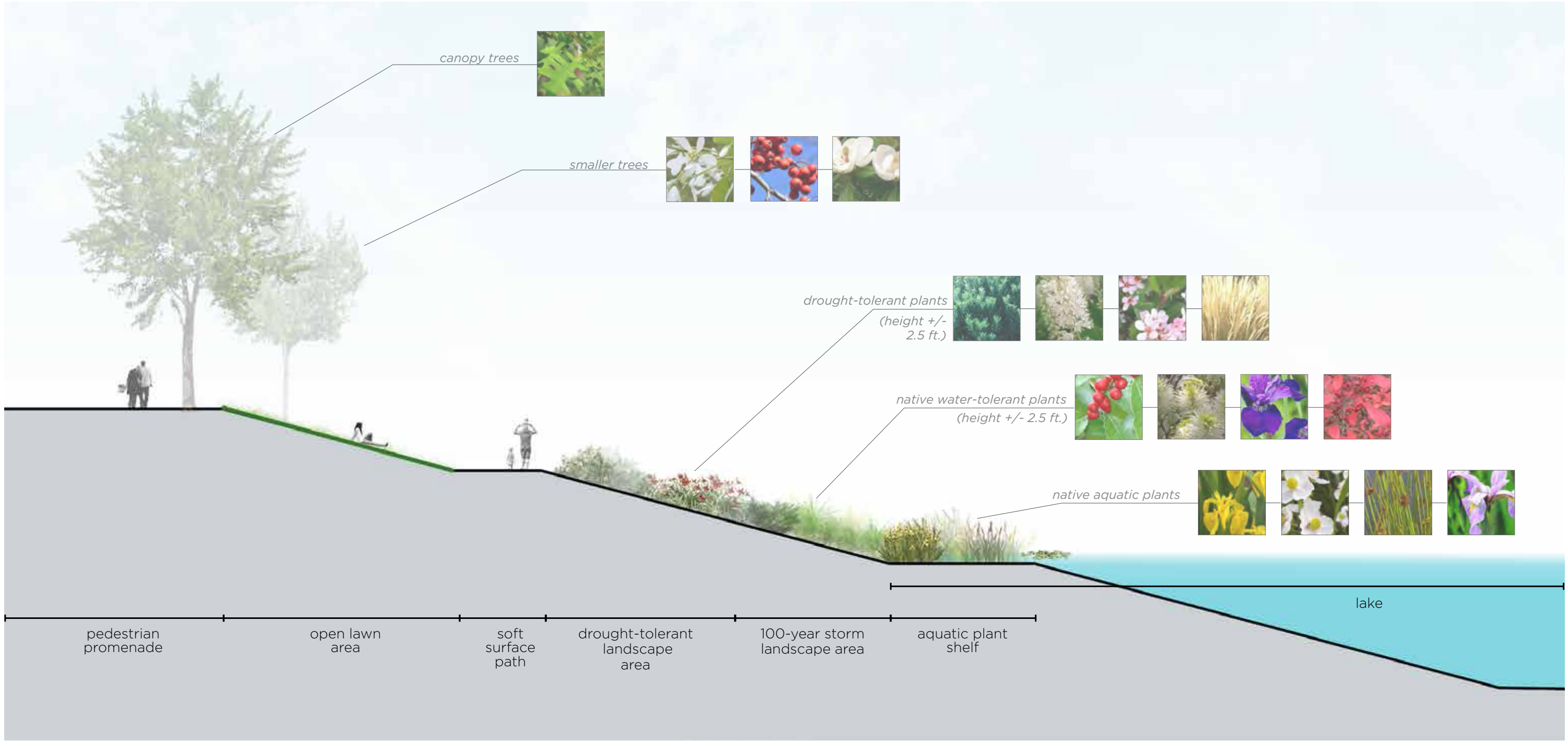
SECTION 3: SECTION FROM PEDESTRIAN PROMENADE DOWN TO WATER EDGE



inspiration photo



SECTION 4: WATER EDGE w/ LARGE ROCKS DETAIL SECTION (south side of lake)



CONCEPTUAL PLANTING SCHEME SECTION



Conceptual Libbie Mill Library rendering: view from lake pedestrian promenade



Conceptual Libbie Mill Library rendering: view of library reading rooms

JORDAN'S BRANCH CREEK TRAIL



Along the southern boundary of Libbie Mill - Midtown runs Jordan's Branch Creek. For decades, this creek has been abused by surrounding development and ignored by neighboring homes and businesses. Through the development of Libbie Mill, this creek has found new life — debris has been cleared, invasive plant species have been removed and a new trail has been installed. This trail connects Staples Mill Road on the east end to the west side of Libbie Mill - Midtown spanning the entire south boundary. Careful arrangement allows users to capture views of the creek while on brisk walk, stop at one of many exercise stations for a workout routine, or just sit on a park bench to here the sound of water trickling by. The trail will

offer a much needed recreational aspect in a very natural setting. To create a safe trail environment, there will be lighting along the trail, signage to help users find their way, and emergency call boxes for unexpected situations. The Jordan's Branch Creek Trail provides access to nature, refuge in the urban setting of Libbie Mill - Midtown, and brings restored life and health to Jordan's Branch Creek.



conceptual section (with dog run)

Throughout neighborhoods in Richmond, like The Fan and Church Hill, alleys form small areas of green for residents use as outdoor living space. At Libbie Mill - Midtown, townhomes have limited yard space so these outdoor areas are critical to provide residents with places to go outside their homes. Several shared gardens arise from the neighborhood plan, mimicking the successful gardens of The Fan while providing residents with modern spaces to convene with neighbors or read a book in the sunshine. Each space is designated to have its own identity and character while serving the general purpose to provide semipublic refuge for residents.



conceptual section

In some cases, homes will not front on streets but rather green space — called courtyards or mews. Historically, arrangement of homes like these were created to provide dense living arrangements so that more people could live in close proximity to community features. The neighborhood design of Libbie Mill - Midtown incorporates this model to offer a unique living arrangement — these homes will match the other homes in the neighborhood, but will face a shared park instead of a street. Alleys and parking will be accommodated in the rear just like the other homes and on-street parking for guests will be provided nearby.

The courtyards and mews allow people to live near open spaces and amenities while offering a special way for neighbors to interact and live alongside one another. These spaces are carefully arranged to make the most of small spaces — providing opportunities for neighbors to meet casually on the front stoop or sit on a park bench for an impromptu conversation. These spaces are intended to bring out the best in neighbors and are treated with landscape, site furnishings, pathways, and subtle lighting.



conceptual section

Strategically located pocket parks are located throughout the neighborhood of Libbie Mill - Midtown. These small spaces provide the necessary outdoor living space for urban dwellers. Great for dog walking, sharing a cup of coffee with a neighbor, or maybe casual yard games; these spaces are located in front of residential townhomes and dressed with landscaping that amplifies the sense of place for the neighborhood.