

TO: Chair and Members of the City of Petersburg Planning Commission

FROM: Reginald Tabor, Interim Director of the Department of Planning and Community Development
Sandra A Robinson, Zoning Administrator

SUBJECT: Case 2020-REZ-04:
Tax Map Parcel 044-080006
1000 Diamond Street

A petition for rezoning of the property at 1000 Diamond Street, formerly known as Virginia Avenue Elementary School, Parcel ID: 044-080006 from R-2, Single Family Residence District to PUD, Planned Unit Development District to allow for a mixed used development that will include multi-family residential targeted to Seniors and Military.

APPLICANT: Thomas Heinemann on behalf of PB Petersburg Owner LLC

DATE: Delivery to the Department of Planning and Community Development on August 13, 2020, for consideration during the September 2, 2020 Planning Commission meeting.

1. APPLICANT'S PROPOSAL

Thomas Heinemann on behalf of PB Petersburg Owner LLC has proposed rezoning of the property at 1000 Diamond Street, formerly known as Virginia Avenue Elementary School, Parcel ID: 044-080006 from R-2, Single Family Residence District to PUD, Planned Unit Development District to allow for a mixed used development that will include multi-family residential targeted to Seniors and Military.

The proposed redevelopment of the property would provide a vital anchor to the community by providing:

- Community amenities: meeting space, playing fields, playgrounds.
- 50 one- and two-bedroom apartments for Petersburg seniors.
- Preservation of a vital cultural building. Efforts will be made, in accordance with Federal and State Historic
- Tax Credit programs to preserve key architectural and design elements of the building
- The current zoning does not permit residential / apartment use.

2. CHARACTER OF THE AREA

The property proposed for rezoning comprises an entire block with dimensions of frontage: 571, depth: 300 and area: 171,300 sf. The property is located in a residential neighborhood zoned "R-2" Single-Family Residence District. The block is bounded by Virginia Avenue, Diamond Street, St Mark Street and High Pearl Street.

Exhibits provided by the applicant include:

1. Property tax card
2. Aerial view of property
3. Property record card
4. Draft schematic plan for apartments and amenities

The subject property includes a large building on a significant parcel of land, surrounded by residences. The building has been vacant for several years and it currently has a blighting influence on the neighboring properties.

The site is currently served by water and sewer, and there is no indication that development permitted under the proposed rezoning would overburden existing facilities.

The Future Land Use Plan included in the City's Current Comprehensive Plan, updated in 2014, shows the property as Public Use. The City has rezoned several similar properties in the City for the repurposing or reuse of structures as medium and high density residential. The development of these structures has added to the quality of the rental housing stock in the City and the revitalization and redevelopment of underutilized lots and buildings. The proposed use as housing for Seniors and Veterans would provide a housing alternative that is not currently available in the immediate vicinity.

3. ZONING ORDINANCE

Article 26 of the Zoning Ordinance provides that "The regulations set forth in this article or set forth elsewhere in this ordinance when referred to in this article are the regulations for the Planned Unit Development District. Single-use zoning often has tended to constrain imaginative design for new community projects. The Planned Unit Development District, by offering developers the opportunity to overcome traditional zoning limitations, is intended to encourage innovative design approaches to large-scale subdivisions and commercial development. The

purpose of this article is to establish procedures and standards for planned unit developments in order to achieve the following objectives:

- (1) Promote the use of land planning and design techniques that will result in the efficient, economical, and convenient arrangement of differing land uses, including residential and commercial, and their supporting infrastructure;
- (2) Encourage flexibility in design to retain natural land features, including but not limited to floodplains, steep slopes and unique geological formations as well as historical and archeological areas;
- (3) Provide the reservation of land for public or private community facilities, including open space for scenic and recreational use; and
- (4) Encourage the creation of a variety of residential uses and compatible neighborhood arrangements that give the home occupant greater choice in the selection of types of environment and housing units.
(Ord. No. 89-103, 10-3-89)

I. FINDINGS

The proposed rezoning will not adversely impact the public welfare of either the neighborhood or the City as the proposed reuse of the property for the conversion to up to 50 dwelling units is a reasonable density and provides for density that is compatible with other similar uses in the City. The residential use is compatible with the residential use adjacent to the property.

Off-street parking will be provided on the property for each of the proposed uses minimizing significant impacts related to traffic or parking in the neighborhood.

The proposed rezoning and reuse of the structure would prevent any further deterioration of a historically significant structure and removes the potential for the unoccupied building to continue to be a blighting influence in the City.

The request will provide for new, unique and desirable housing options to the City of Petersburg and help to support a range of housing options in the neighborhood.

The proposed community space would serve the community and provide access for the public to enjoy the historically significant building.

The request is driven by the need to rehabilitate and reuse an existing vacant structure located in an R-2, Single-Family Residence District. The PUD district has been designated to provide for flexibility in the redevelopment of historically

significant buildings that could not otherwise be achieved under the constraints of existing traditional zoning classifications. The rezoning of the property would allow the building to be repurposed in a way that acknowledges its historical significance which is otherwise prohibited by the current zoning classification.

II. RECOMMENDED CONDITIONS

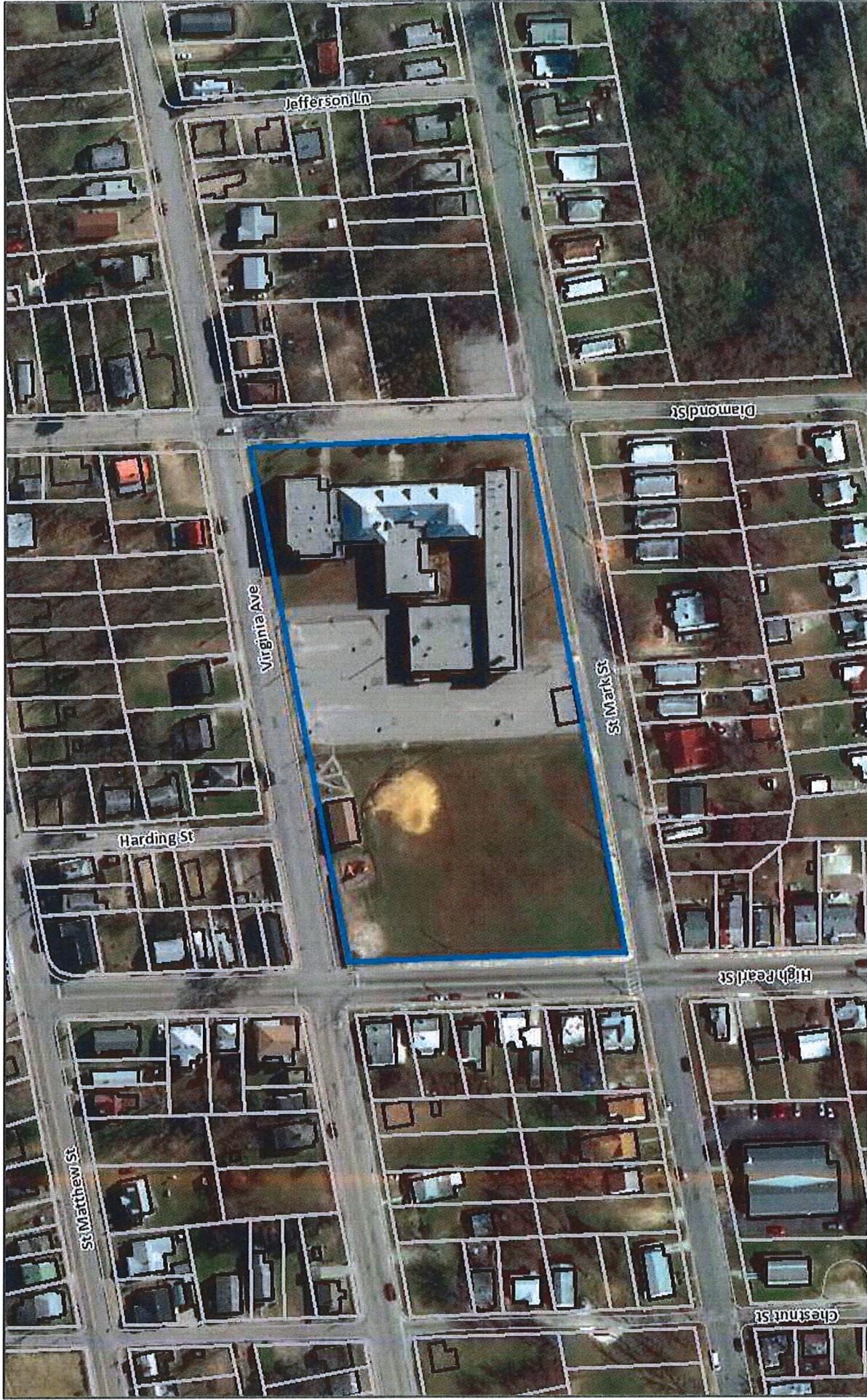
Staff recommends that the Planning Commission approves the rezoning request with the following conditions:

- 1) That the design of the proposed redevelopment of the existing structure located at 1000 Diamond Street substantially conform to the preliminary site plan, which will be reviewed through the City's Site Plan Review process;
- 2) That the applicant agrees, in writing to maintain appropriate landscaping around the parking lot and at the entrance of the building along Diamond Street.
- 3) That the applicant employs landscaping measures to maximize coverage and reduce any potential visual impacts;
- 4) That the applicant will comply with all signage criteria as outlined in Article 21, Sign Regulations of the Zoning Ordinance.
- 5) That the applicant agrees to maintain the parking lot in a manner which will minimize its aesthetic and visual impact. That applicants shall ensure that the parking lot regardless of the number of spaces, must have individual spaces marked.
- 6) Each parking space is properly delineated with paint or plastic stripping which shall provide a permanent delineation between spaces. Spaces should be arranged so that any maneuvering directly incidental to entering or leaving a parking space shall not be on any public street, alley or walkway. Parking requirements: Multi-family – One (1) space per each one-bedroom unit
Two (2) spaces per every two (2) or more bedroom units; Public Space – One (1) space for every 200 square feet of floor space.

III. EXHIBITS

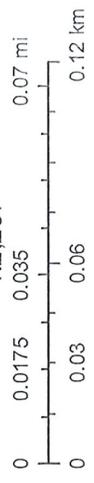
- Tax Parcel Map Extract
- Zoning Map Extract
- Applicants Petition
- Public Notification Information
- Applicant Exhibits

City of Petersburg Property 1000 Diamond St



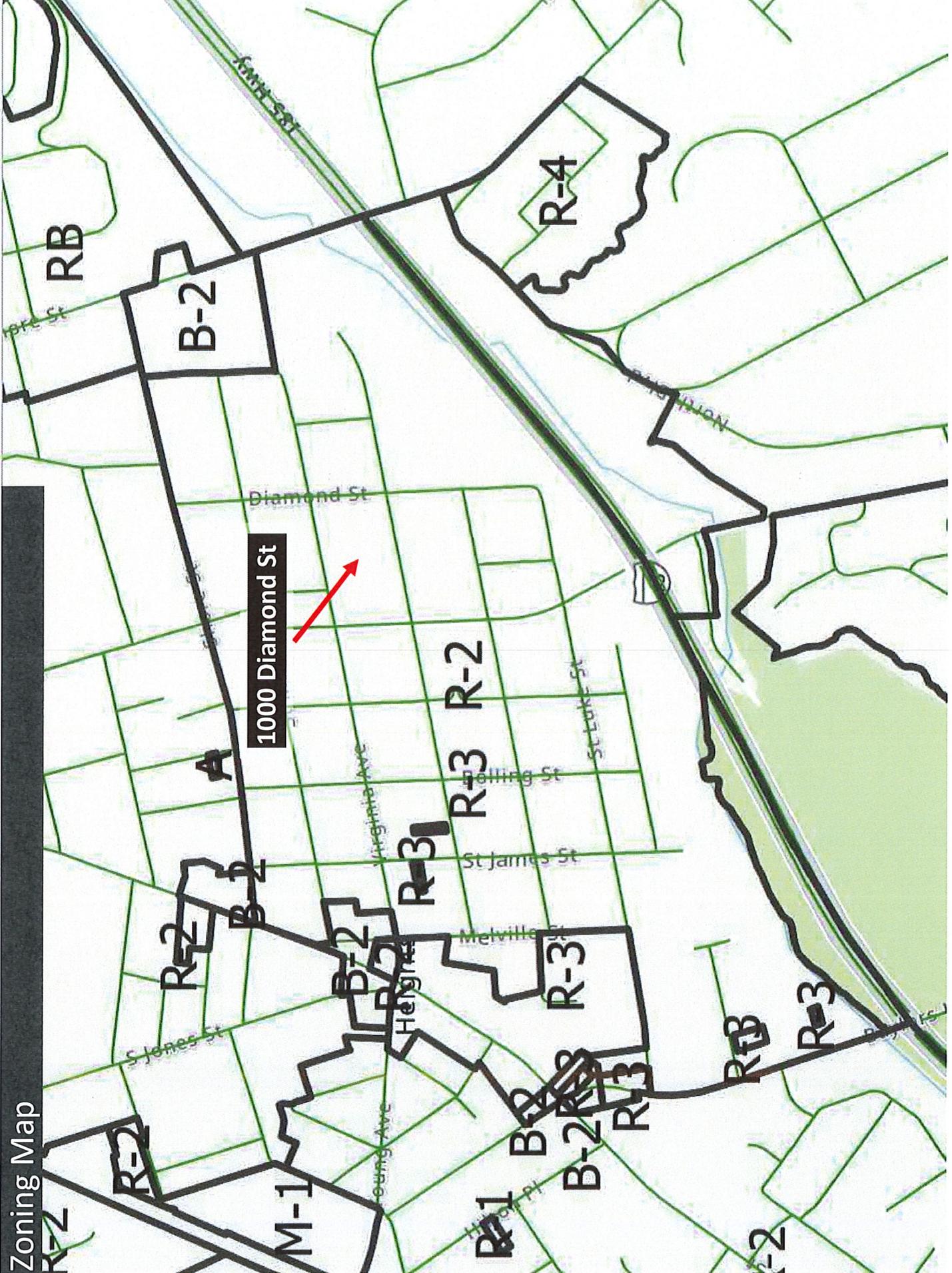
September 26, 2018

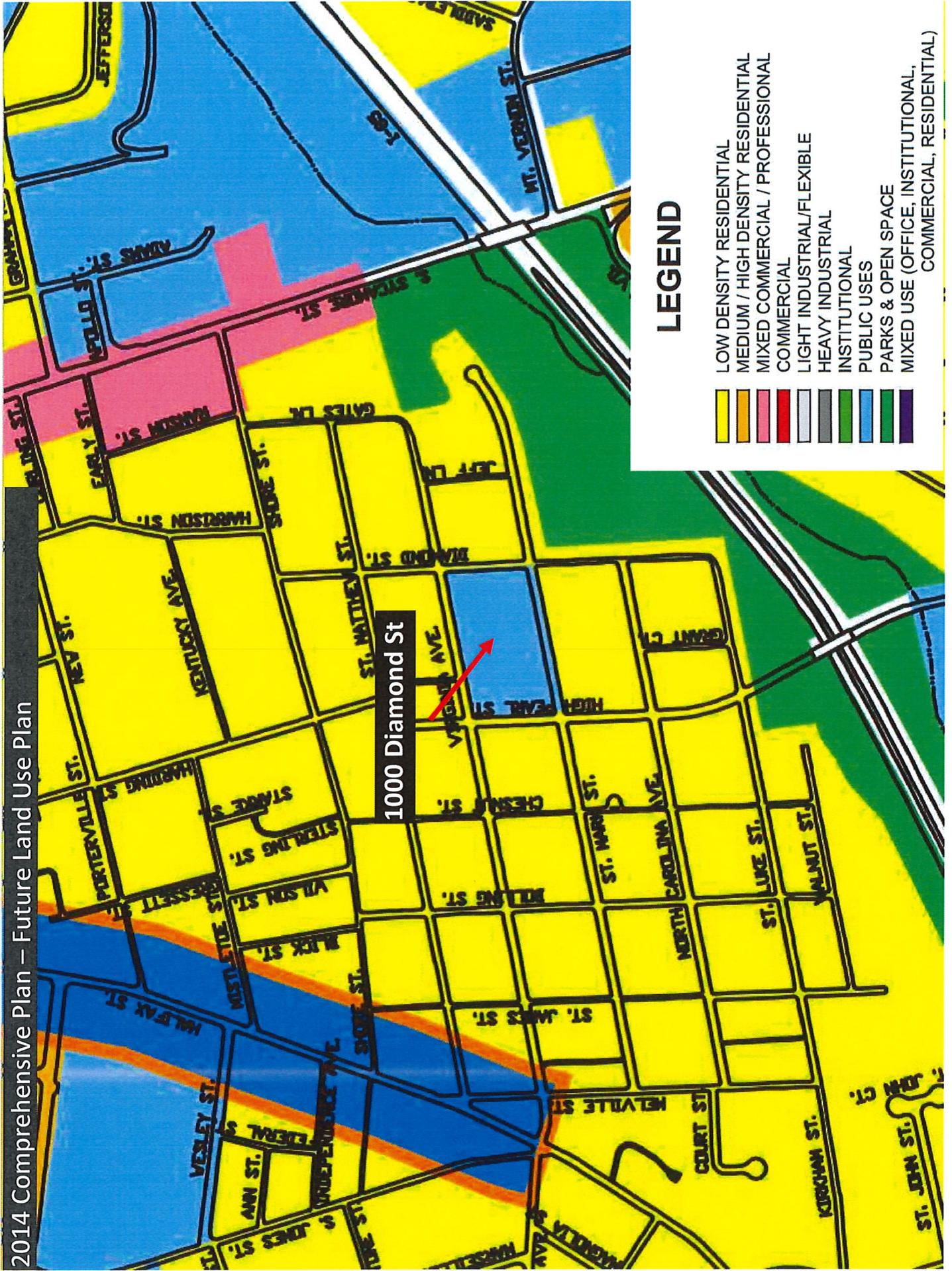
1:2,257



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Zoning Map





1000 Diamond St

LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM / HIGH DENSITY RESIDENTIAL
- MIXED COMMERCIAL / PROFESSIONAL COMMERCIAL
- LIGHT INDUSTRIAL/FLEXIBLE
- HEAVY INDUSTRIAL
- INSTITUTIONAL
- PUBLIC USES
- PARKS & OPEN SPACE
- MIXED USE (OFFICE, INSTITUTIONAL, COMMERCIAL, RESIDENTIAL)



City of Petersburg

Department of Planning and Community Development

PROCEDURES FOR PETITION FOR REZONINGS OR SPECIAL USE PERMITS

1. Applicant files petition in triplicate (3 sets) with the Petersburg Planning Department, City Hall, Room 304, Petersburg, Virginia 23803. **Filing fee for Petitions for Rezoning or Special Use Permits are \$1,500.** Checks, Money Order, and/or cash are to accompany the application (*Checks or money orders made payable to the City of Petersburg*). A Plat of the property must accompany the petition.
2. Planning Department Staff refers the petition to Planning Commission. Planning staff shall advertise twice during a fourteen day period, holds a public hearing, and makes recommendations to City Council.
3. City Council schedules a public hearing and advertises twice during a fourteen day period.
4. City Council renders final decision to approve or disapprove petitions.

PLEASE NOTE: THE REZONING OR SPECIAL USE PERMIT PROCESS TAKES APPROXIMATELY THREE MONTHS

CASE NUMBER _____

Applicant: PB Petersburg Owner LLC

PETITION FOR REZONING OR SPECIAL USE PERMIT

RETURN TO: DEPARTMENT OF PLANNING (CITY HALL, THIRD FLOOR, ROOM 304) WITH THE FILING FEE: \$1,500 (CHECK/MONEY ORDER/CASH) AT THE TIME OF SUBMITTAL

A. Property Information

1. Thomas Heinemann on behalf of PB Petersburg Owner LLC, do hereby petition to rezone the following described properties
from zoning district R2 (school is zoned CIP) to zoning district R 6 to
permit _____

2. Legal Description: (Use attachment if necessary) - Identify proposed Use

Legal Description: PT. The Heights Bruner & Dunn Plats (from property record card). This property contains 3.93 acres of land mainly classified as CIP with a(n) 2STORY style building, built about 1963 , having exterior and BUILTUP roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Attachments:

1. Property tax card
2. Aerial view of property
3. Property record card
4. Draft schematic plan for apartments and amenities
5. Plat – Bruner and Dunn plat (not enclosed)

Proposed Use: Mixed use. 50 residential units / community space.

| 3. Tax Parcel Identification Number(s): | Map | Block | Lot |
|---|------------|-------|-------|
| | 044-080006 | | |
| | _____ | _____ | _____ |
| | _____ | _____ | _____ |
| | _____ | _____ | _____ |
| | _____ | _____ | _____ |

4. Current Street Address(es): - (if assigned) _1000 Diamond St.
5. Approximate Area: ___171,300 sq. ft. ___3.93_ acres
6. Public Street Frontage 571' on VA Ave / 300' on Diamond St_ ft.

7. A boundary plat of this property outlining the area to be rezoned shall be attached to this petition.
8. The following deed restrictions may affect the use of this property:

9. Brief:

Said deed restrictions will expire on : _____

B. JUSTIFICATION FOR REZONING

1. The proposed change in zoning is necessary for the preservation and enjoyment of a substantial property right because: (A detailed statement of reasons why the proposed rezoning should be granted).

The Virginia Avenue Elementary School has been vacant for approximately 14 years. The proposed redevelopment of the property would provide a vital anchor to the community by providing:

- Community amenities: meeting space, playing fields, playgrounds.
- 50 one and two bedroom apartments for Petersburg seniors.
- Preservation of a vital cultural building. Efforts will be made, in accordance with Federal and State Historic Tax Credit programs to preserve key architectural and design elements of the building
- The current zoning does not permit residential / apartment use.

2. The material impact of the proposed rezoning will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement).

The redevelopment of the site will provide a revitalized community center and recreational amenities to the neighborhood. These are generally viewed as net positives to the community – particularly to nearby property owners.

3. The proposed rezoning will be advantageous to the City and benefit the welfare of the general public because: (Specify reasons to substantiate this statement).

- Repurposes a vital community anchor that has been vacant for close to 14 years.
- Provides affordable rental housing for Petersburg seniors through a mix of one and two bedroom apartments.
- Sets aside 3,000 sq ft for community purposes.
- Provides the neighborhood recreational amenities such as playing fields and playgrounds.
- Puts the property on the real estate tax rolls.

4. The proposed rezoning is necessary because suitable property for the proposed use is not presently situated within required existing zoning districts. (Specify reasons for this determination).

Currently the school is vacant. There are no other nearby properties that permit R6 development. Redevelopment of the school with R6 zoning will provide community amenities and rental housing for seniors. This would not be possible in the absence of the zoning change.

C. CERTIFICATION:

The undersigned applicant certifies that: (He) (She):

_____ (a) Is the owner or lessee or agent specified in writing, for

_____X_____ (b) Possesses a proprietary interest in: (contract or option agreement)

the property(ies) identified within this PETITION FOR REZONING; and that the foregoing answer and statements herein contained and all other information herewith submitted are in all respects true and correct to the best of (his) (her) knowledge and belief.

| | |
|------------------------|--|
| APPROVED | Signed:  |
| _____ City Attorney | Mailing Address: PB Petersburg Owner, LLC 24851 Quimby Oaks Place Aldie, VA 20105 Phone Number |

TO BE FILED IN TRIPLICATE (3-SETS) IN THE PLANNING DEPARTMENT, CITY HALL

ACTION RECORD

Date Filed (with Planning Department) _____

Date of Planning Commission Public Hearing 9-2-2020

Planning Commission Action(s) _____

Date of City Council Hearing: _____

City Council Action(s): _____

For additional names, use back of sheet

Property Record Card - Petersburg, VA

General Property Data

Parcel ID **044-080006**
 Prior Parcel ID **--**
 Property Owner **CITY OF PETERSBURG**
 Mailing Address **135 N. Union St**
 City **Petersburg**
 Mailing State **VA** Zip **23803**
 ParcelZoning **R-2**

Account Number **Virginia Avenue Elem**
 Property Location **1000 DIAMOND ST**
 Property Use **CIP**
 Most Recent Sale Date **12:00:00 AM**
 Legal Reference **0-0**
 Grantor
 Sale Price **0**
 Land Area **acres**

Current Property Assessment

Card 1 Value Building Value **4,982,600** Xtra Features Value **0** Land Value **185,500** Total Value **5,168,100**

Building Description

Building Style **2STORY**
 # of Living Units **0**
 Year Built **1963**
 Building Grade **AVERAGE**
 Building Condition **N/A**
 Finished Area (SF)
 Number Rooms **0**
 # of 3/4 Baths

Foundation Type
 Frame Type
 Roof Structure
 Roof Cover **BUILTUP**
 Siding
 Interior Walls **N/A**
 # of Bedrooms **0**
 # of 1/2 Baths

Flooring Type **CARPET**
 Basement Floor **N/A**
 Heating Type **HEATPUM**
 Heating Fuel **N/A**
 Air Conditioning
 # of Bsmt Garages **0**
 # of Full Baths
 # of Other Fixtures

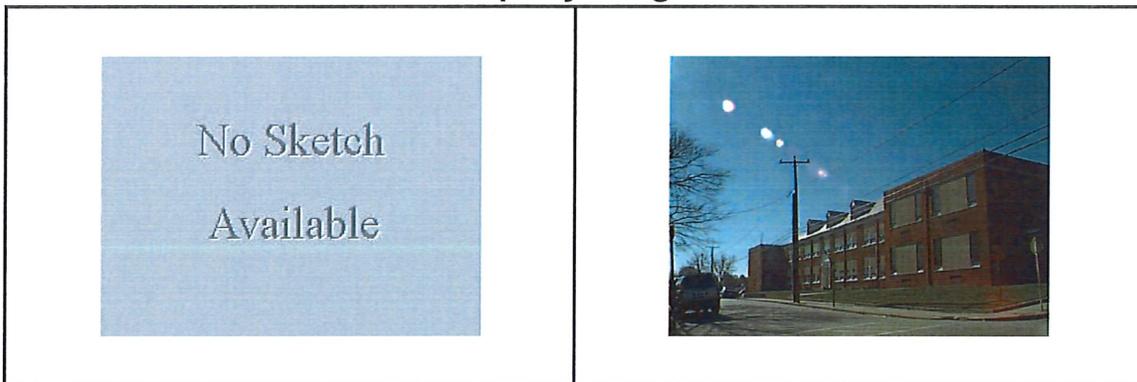
Legal Description

PT. THE HEIGHTS BRUNER & DUNN PLATS

Narrative Description of Property

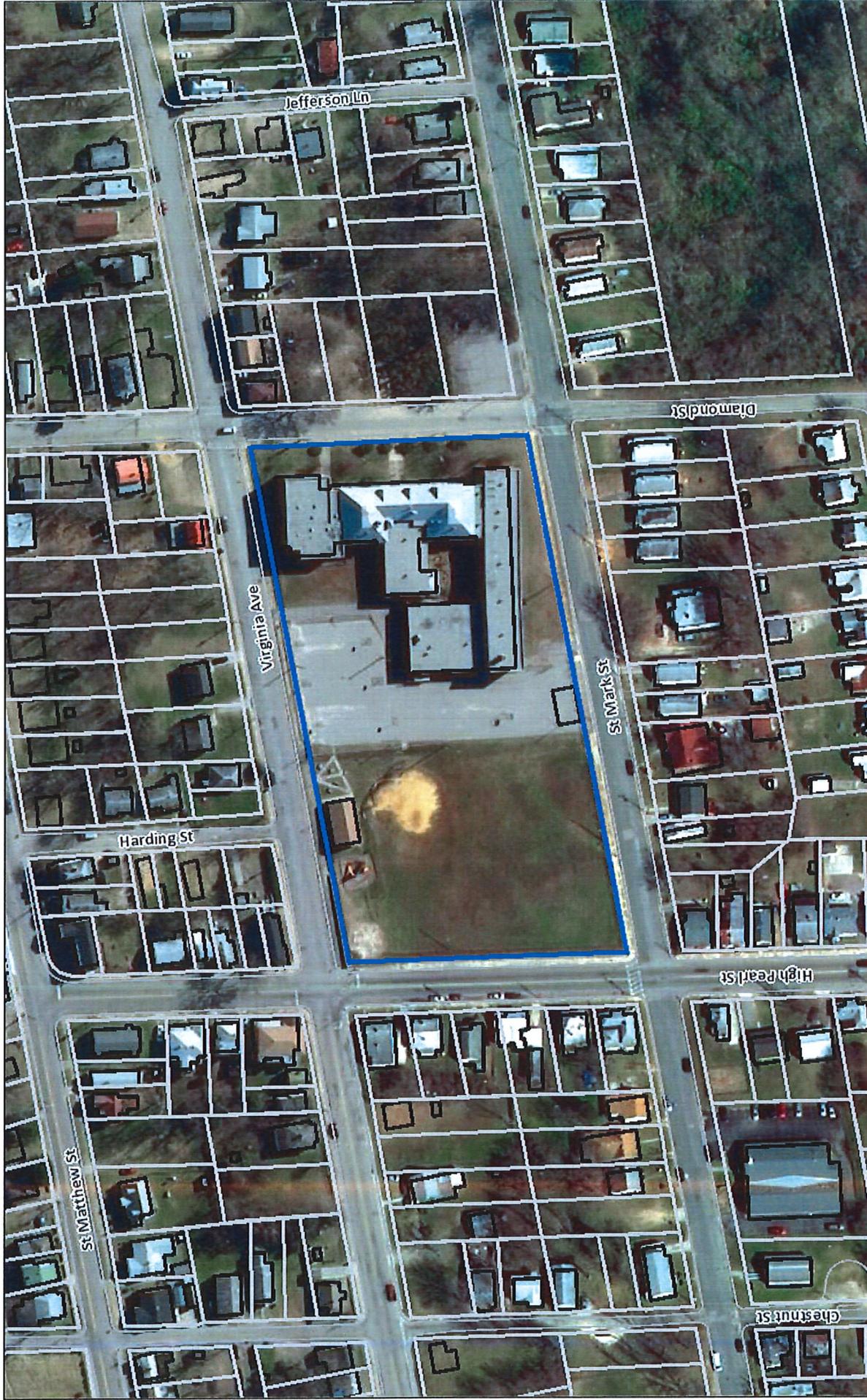
This property contains acres of land mainly classified as CIP with a(n) 2STORY style building, built about 1963 , having exterior and BUILTUP roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), bath(s), half bath(s).

Property Images



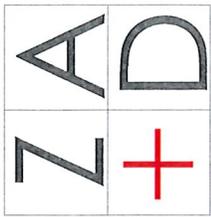
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

City of Petersburg Property 1000 Diamond St



September 26, 2018

1:2,257
0 0.0175 0.035 0.06 0.07 mi
0 0.03 0.06 0.12 km
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



ZAD design
 ZAD interiors
 ZAD POSS

Redefining the Building Potential

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND DOES NOT INCLUDE OBTAINING PERMITS OR APPROVALS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR OR OTHER THIRD PARTIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND DOES NOT INCLUDE OBTAINING PERMITS OR APPROVALS.

| DATE | DESCRIPTION |
|------|-------------|
| | |

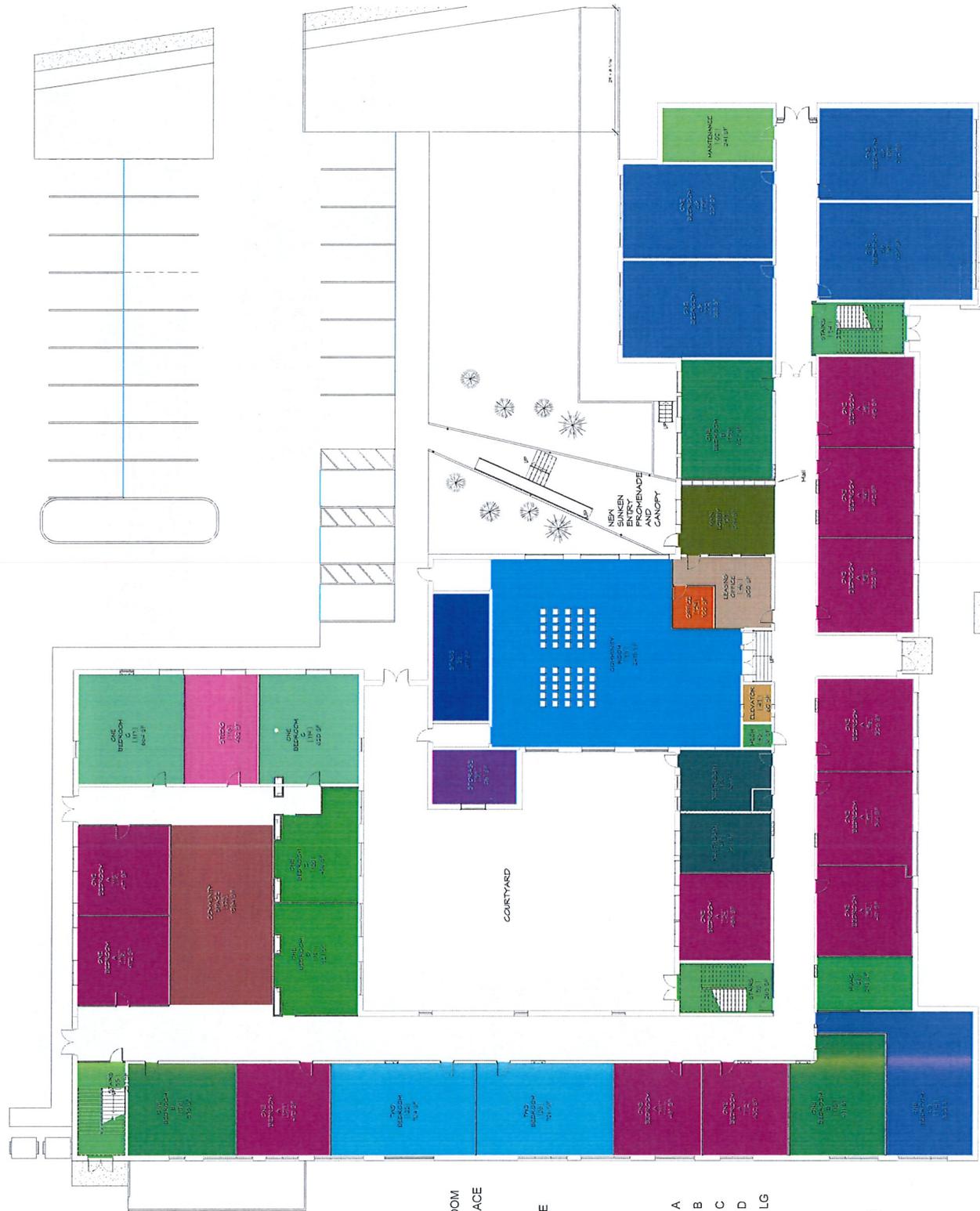
Petersburg Senior Housing, DRAFT
 PROJECT ADDRESS:
 1000 Diamond Avenue
 Petersburg, VA

SHEET NAME:
 Ground Floor

JOB NUMBER: 20200100
 DRAWING NUMBER:

A-101

303 WEST PALM BLVD
 PETERSBURG, VA 23101
 P.301.698.0020 F.301.698.0920
 WWW.ZAD-DESIGN.COM



Room Legend

- COMMUNITY ROOM
- COMMUNITY SPACE
- ELEVATOR
- HVAC
- LEASING OFFICE
- MECH
- MAIN LOBBY
- MAINTENANCE
- RESTROOM
- OFFICE
- ONE BEDROOM A
- ONE BEDROOM B
- ONE BEDROOM C
- ONE BEDROOM D
- ONE BEDROOM LG
- STAGE
- STAIRS
- STORAGE
- STUDIO
- TWO BEDROOM

1 Level 1
 A-101 SCALE 3/32" = 1'-0"



City of Petersburg

Department of Planning and Community Development
135 N Union St, Room 304
Petersburg, VA 23803
(804) 733-2308

August 25, 2020

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Dear Owner, Agent or Occupant of each parcel involved; abutting and immediately across the street or road from the property affected:

1000 Diamond St Parcel ID: 044-080006

Notice is hereby given to all interested persons, the City of Petersburg Planning Commission will hold a public hearing on Wednesday, September 2, 2020, beginning at 6:00 p.m. live streamed to hear the following case:

2020-REZ-04: Request for the Planning Commission to consider rezoning the property at 1000 Diamond Street, formerly known as Virginia Avenue Elementary School, Parcel ID: 044-080006 from R-2, Single Family Residence District to PUD, Planned Unit Development District to allow for a mixed used development that will include multi-family residential targeted to Seniors and Military.

Information and related material concerning this request may be examined on the Planning Commission Website: <http://www.petersburgva.gov/119/Planning-Commission>, or by contacting the Department of Planning and Community Development at (804) 733-2308. The Department is open Monday – Friday, 8:30 a.m. to 5:00 p.m.

All interested persons shall have the opportunity to be heard at said public hearing. The public is encouraged to submit comments through electronic means. Comments may be sent by email to pcd@petersburg-va.org or by postal mail to Department of Planning and Community Development, 135 N Union St, Petersburg, VA 23803. Citizens are encouraged to submit comments by 10:00 a.m. June 2, 2020 to ensure they can be provided to the Planning Commission for their consideration prior to the hearing.

Should you have any questions about this correspondence, or if you need additional information or assistance regarding this matter, please contact the Department of Planning and Community Development at (804) 733-2308 or via email at pcd@petersburg-va.org.

Sincerely,

A handwritten signature in black ink that reads "Reginald Tabor". The signature is written in a cursive style.

Reginald Tabor
Interim Director

REQUEST FOR PLANNING COMMISSION TO REZONING 1000 DIAMOND STREET (044-080006)
 FROM "R-2," SINGLE-FAMILY TO "PUD", PLANNED UNIT DEVELOPMENT

| PAR_ID | Owners | MAIL2 | MAIL3 |
|-----------|-------------------------------------|------------------------|---------------------------|
| 031320024 | BUFFORD CLINTON W DEBORAH C | 20816 SHAKER DR | ETTRICK VA 23803 |
| 031350013 | JONSON KEITH JR | 920 DIAMOND ST | PETERSBURG VA 23805 |
| 031350015 | PEGRAM CURTIS | 211 VIRGINIA AVE | PETERSBURG VA 23803 |
| 031350016 | THOMAS JAMES EDWARD | 1652 W WASHINGTON ST | PETERSBURG VA 23803-2854 |
| 031350017 | PETG REDEV & HSING AUTHORITY | PO BOX 311 | PETERSBURG VA 23804 |
| 031350019 | HASKINS MICHAEL D EMILLE C | 14119 WOODLAND HILL DR | COLONIAL HEIGHTS VA 23834 |
| 031350020 | HASKINS MICHAEL D EMILEE C | 14419 WOODLAND HILL DR | COLONIAL HEIGHTS VA 23834 |
| 031350021 | CLARKE RONNIE J | 243 VIRGINIA AVE | PETERSBURG VA 23803 |
| 031350022 | REID CECIL G WALTER A | 193 ORCHARD DRIVE | CARY NC 27518-2776 |
| 044010002 | CHAPMAN WILLIAM C | 921 HIGH PEARL ST | PETERSBURG VA 23803 |
| 044010003 | CHAPMAN WILLIAM C | 921 HIGH PEARL ST | PETERSBURG VA 23803 |
| 044020003 | DUGGER ZELDA TUCKER | 922 HIGH PEARL ST | PETERSBURG VA 23803 |
| 044070005 | WILKINS ROBERT C | 1016 HIGH PEARL ST | PETERSBURG VA 23803 |
| 044070007 | EPH 320 PROPERTIES LLC | 1012 HIGH PEARL ST | PETERSBURG VA 23803 |
| 044070009 | CITY OF PETERSBURG | 135 N. Union St | Petersburg VA 23803 |
| 044090001 | SILVA MARCUS V | 4832 CEDAR BRANCH CT | GLEN ALLEN VA 23060-6135 |
| 044090002 | JAMES TRAVON C | 150 VIRGINIA AVE | PETERSBURG VA 23803 |
| 044090003 | VIRGINIA COMMONWEALTH BANK | PO BOX 1777 | PETERSBURG VA 23805 |
| 044090016 | CITY OF PETERSBURG | 135 N. Union St | Petersburg VA 23803 |
| 044090018 | BRIGGS ALEXANDER: ESTATE | 5010 LEVINDALE RD | BALTIMORE MD 21215 |
| 044100034 | CITY OF PETERSBURG | 135 N. Union St | Petersburg VA 23803 |
| 044110001 | GOODE WILLIAM SR ANNIE B | 1101 HIGH PEARL ST | PETERSBURG VA 23803 |
| 044110002 | BUTCHER PERCY LEE | 250 ST MARK ST | PETERSBURG VA 23803 |
| 044110003 | BARBER ERIC R ELSIE C | 811 DIAMOND ST | PETERSBURG VA 23803 |
| 044110004 | YANCEY EARL L JR & VIRNISHIA YANCEY | 604 QUAIL CROSSINGS LN | COLONIAL HEIGHTS VA 23834 |
| 044110005 | BURROW MICHELLE RENEE | 234 ST MARK ST | PETERSBURG VA 23803 |
| 044110006 | PHILLIPS MARY | 7017 MAPLE LEAF LN | PRINCE GEORGE VA 23875 |
| 044110007 | BARCLIFF SHERMAN JE & CLOTTIE | 222 ST MARK ST | PETERSBURG VA 23803 |
| 044110008 | WHITE SHAUNDRICK | 4122 BOLLINGER DR | CHESTERFIELD VA 23803 |
| 044110009 | ADIH THOMAS E F & SHAWNTELLE N SA | 101 A QUEEN ANNE DR | HOPEWELL VA 23860 |
| 044110010 | ATLANTIC COAST HOUSES LLC | 2914 AVENUE I | BROOKLYN NY 11210 |
| 044110011 | ALABBAD MOHAMMED A A | 2414 DRIFTWOOD RD | N CHESTERFIELD VA 23235 |
| 044110027 | GOODE ANNIE B | 1101 HIGH PEARL ST | PETERSBURG VA 23803 |
| 002010001 | CFS GROUP DISPOSAL & RECYCLING SEF | 333-B INDUSTRIAL DR | PETERSBURG VA 23803 |



VIRGINIA AVENUE ELEMENTARY SCHOOL PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION HEARING, SEPTEMBER 2, 2020

PETERSBURG, VA

Strengthening
working families
in Petersburg

The Virginia Avenue Elementary

School renovation is part of a \$19 million investment in the city of

Petersburg that will provide housing for seniors, strengthen the tax base, and support PCPS

110 Homes:

- Virginia Avenue School:
 - 50 1BR and senior/veteran apartments
 - Community & recreational
 - Property management offices
- Nearby Sites
 - 50 3BR and family homes
 - 10 sites reserved for homeowners

MOU with PCPS for \$800,000 to \$1,000,000 for Petersburg school

VIRGINIA AVENUE ELEMENTARY SCHOOL AND NEARBY SITES REDEVELOPMENT

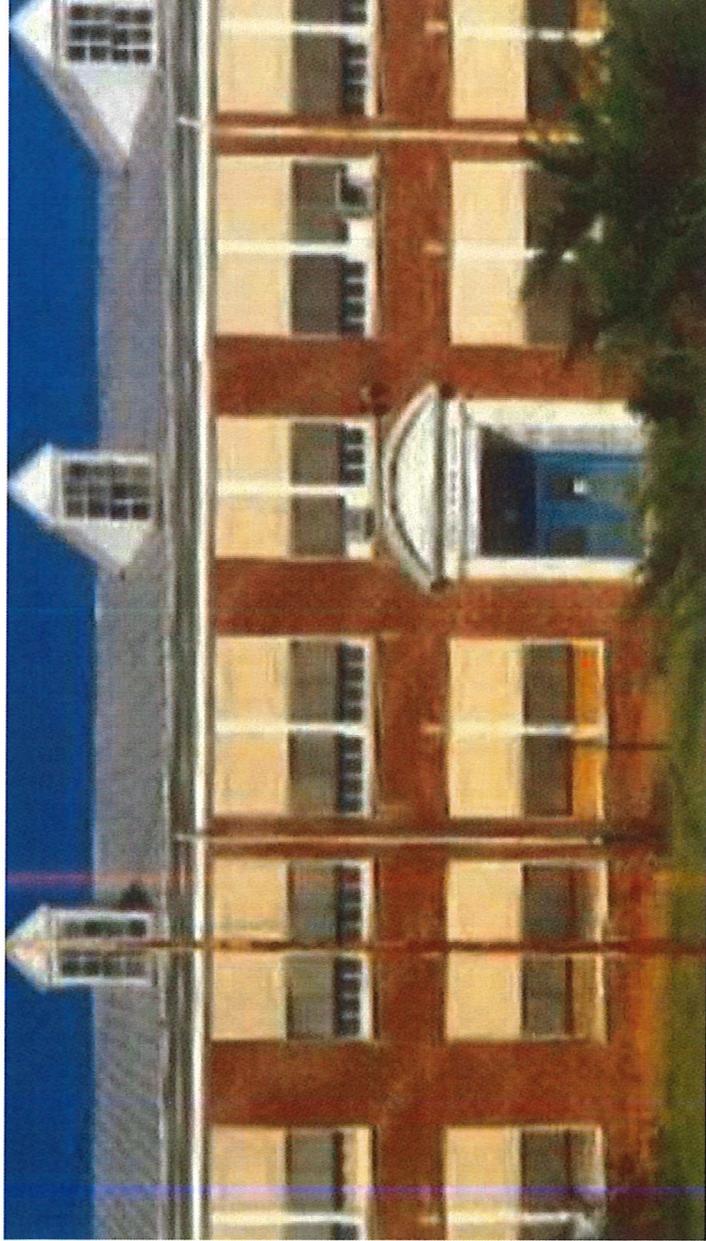
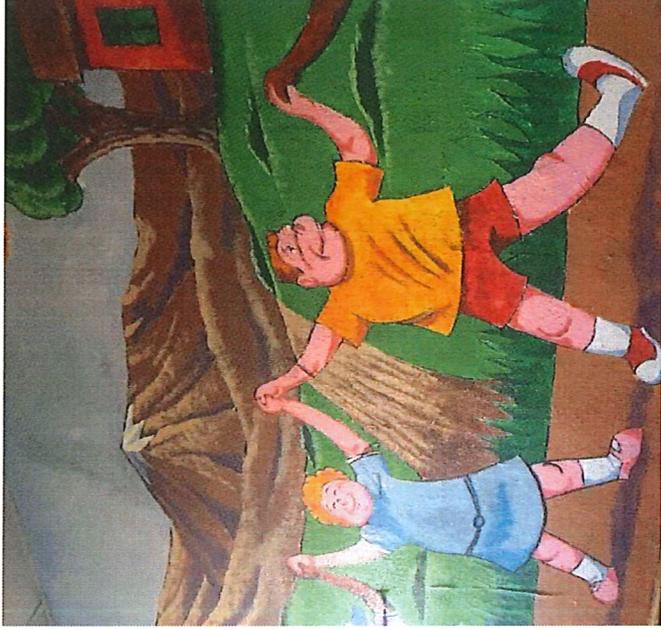
REZONING PROI FROM R2 (CIP) 1

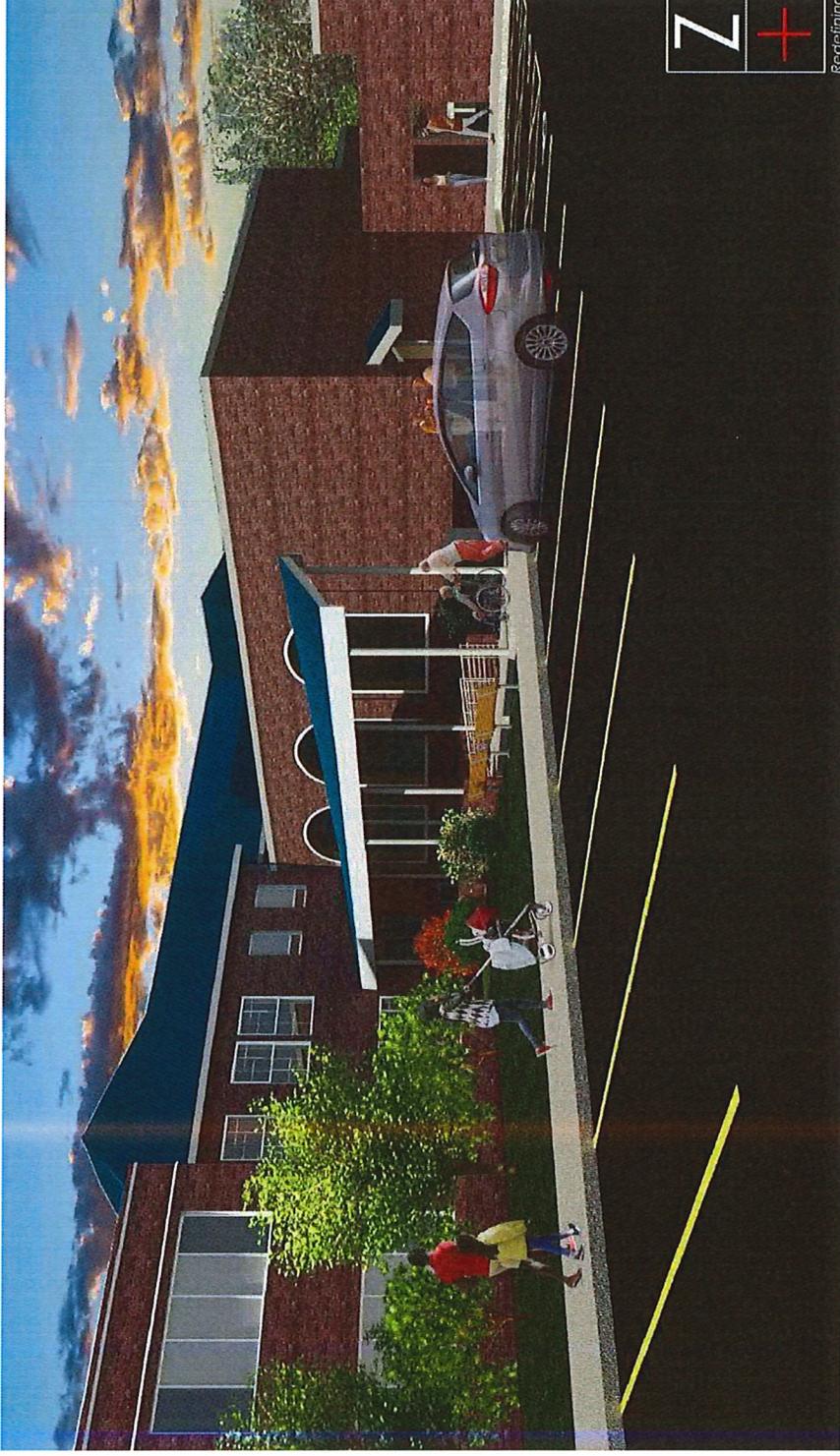
April 2020 Petersburg City Cour
Resolution Conditions:

- No challenge to current assessr
- 2BRs not to exceed 50% of un
- Adherence to PB Petersburg Al
commitments:
 - 5K per issued certificate of c
 - Community space and ameni
 - Historic preservation
 - Housing for seniors

February 2020 Community Mee

- Neighbors would like to reesta
as a community anchor
- Create a gathering space that
school's vital history in the com
- Provide housing for seniors
- New recreational amenities for





REDEVELOPMENT OF THE SCHOOL REQUIRES PUD ZONING

Redevelopment of the school would not be possible without rezoning.

School sits within a residential zone which only accommodates single family homes with up to 5,000 sq ft.

PUD designation is required to accommodate the mixed use:

- 50 residential units
- Space available for community use
- Space for social gathering
- Outdoor recreation amenities



VIRGINIA AVE. ELEMENTARY SCHOOL: *PROPOSED USE*

School will be transformed

- ~50 new residential units
 - 1BR: ~\$700/month
 - 2BR: ~\$900/month

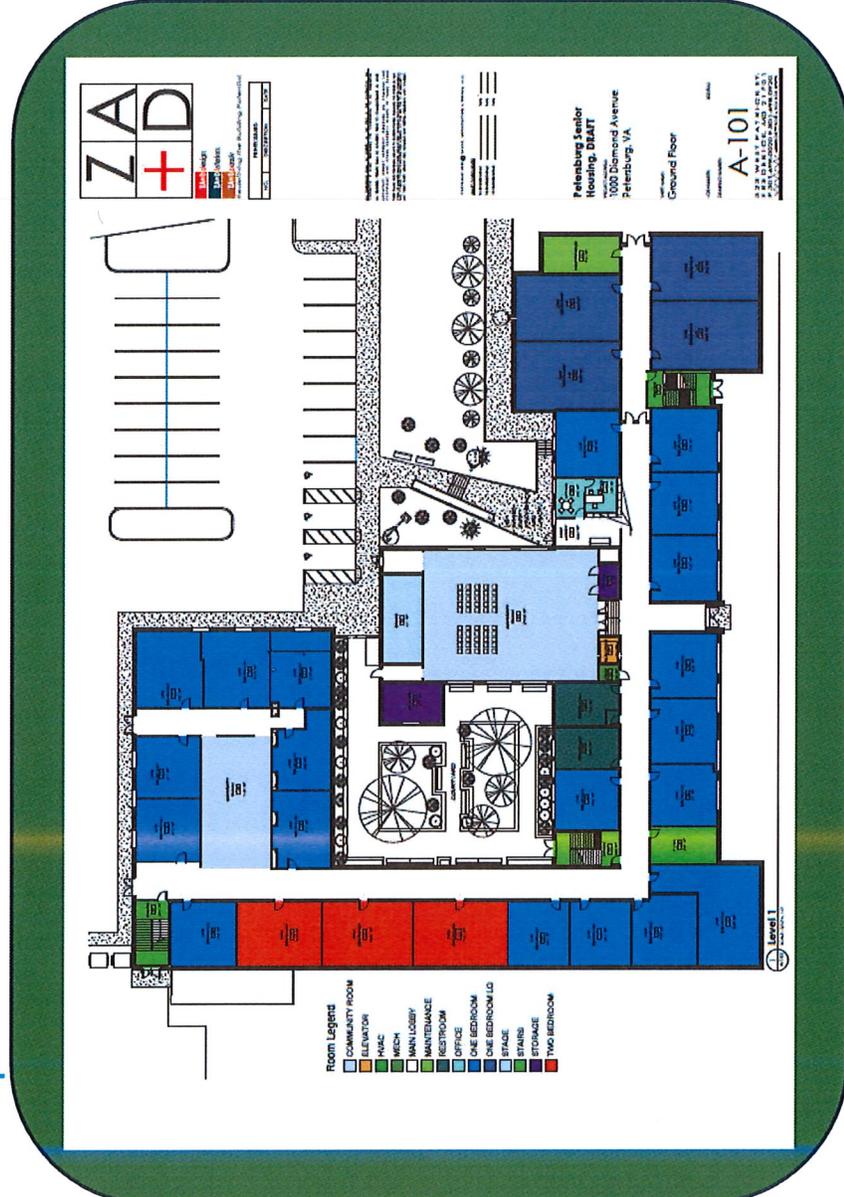
• Neighborhood services, community center, meeting space.

• Property management for apartments and site homes

• Outdoor recreation --turf fields and

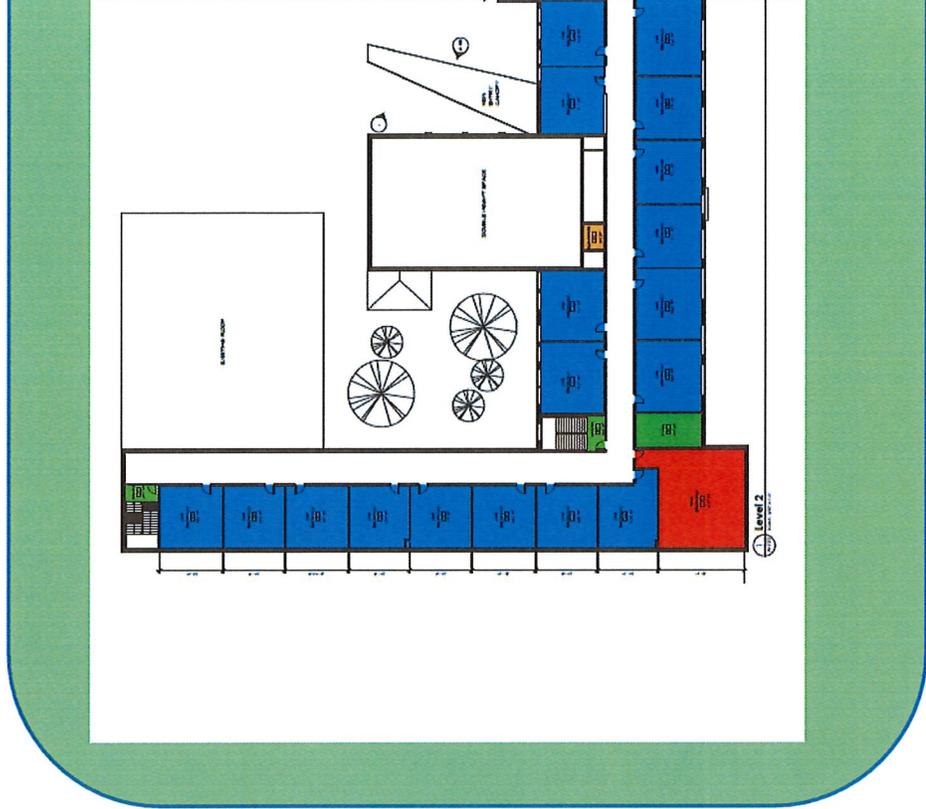
• Project will maintain character of the

DRAFT FLOOR PLANS:



1st Floor: 2 BRs, large and small 1 BRs, community rooms and stage, management offices.

2nd Floor: 2 BRs, large and sma





Equity Plus rec
similar site in V
DC: Maycroft A
▪ 64 apartments
▪ Daycare center
▪ Teen center for c
activities

EQUITY PLUS: EXAMPLE OF A SIMILAR DEVELOPMENT

WARD 5 REDEVELOPMENT INITIATIVE: PB PETERSBURG OWNER LLC IS A PARTNERSHIP OF THREE



Avram Fechter, Equity Plus: EquityPlus is a veteran co-owned business, working with investors and project developers to structure, underwrite, close, develop, and manage tax-advantaged development projects across the country. EquityPlus has closed over \$800 million in NMTC/HTC/LIHTC financing.

- Contact: (202)236-4402 afechter@equityplusllc.com



Matt Summers, President Street Development: President Street Development is a service-disabled veteran owned real estate company focused on developing high-quality neighborhoods in the Mid-Atlantic. President Street Development has projects underway in VA, MD, NC, and SC.

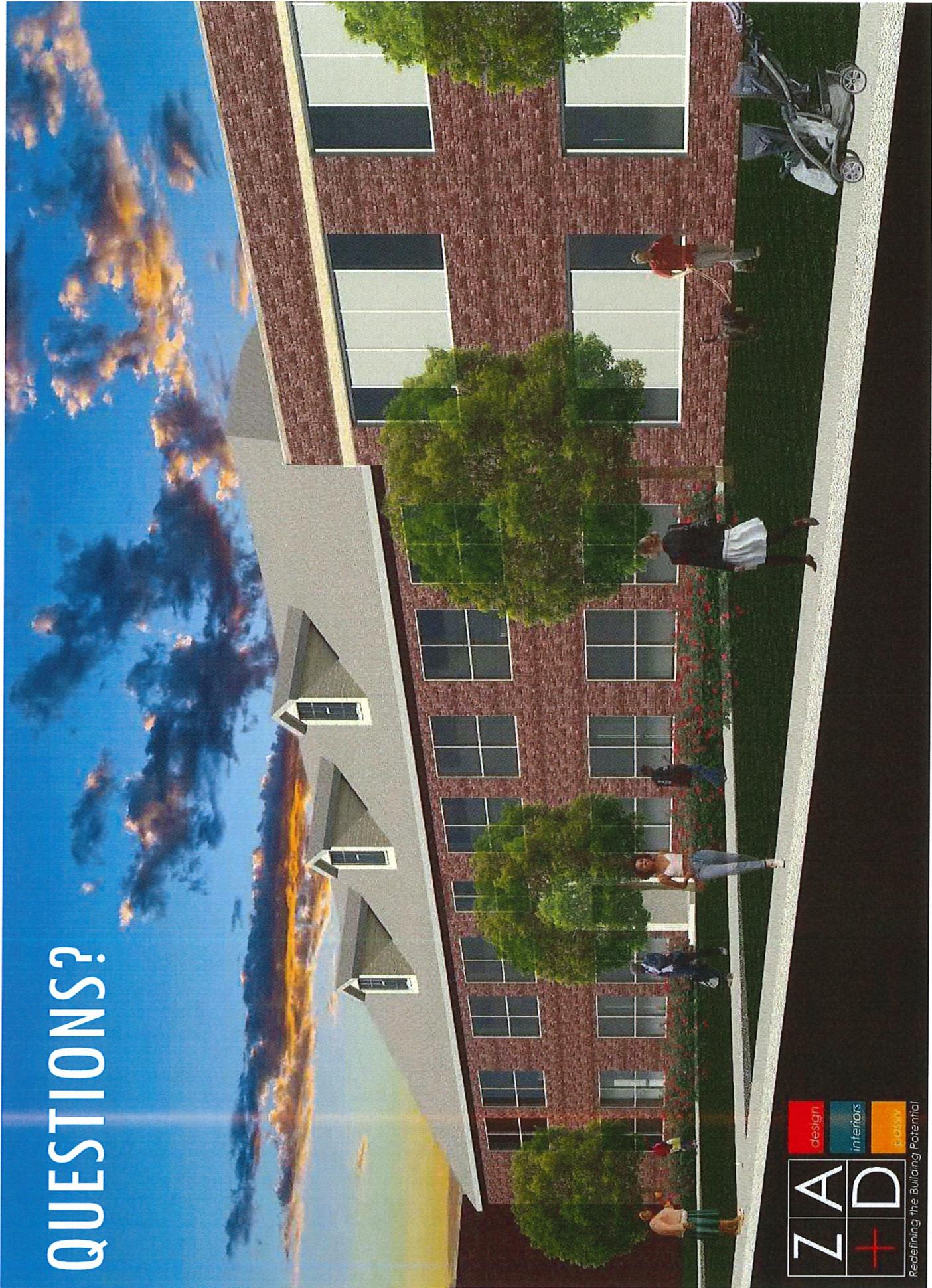
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Tom Heinemann, MH Advisors: MH Advisors developed modernized criteria on the aesthetics, build quality, and energy efficiency of higher-end manufactured homes for clients. MH Advisors is a partner on multiple single-family manufactured home developments in MD and VA.

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