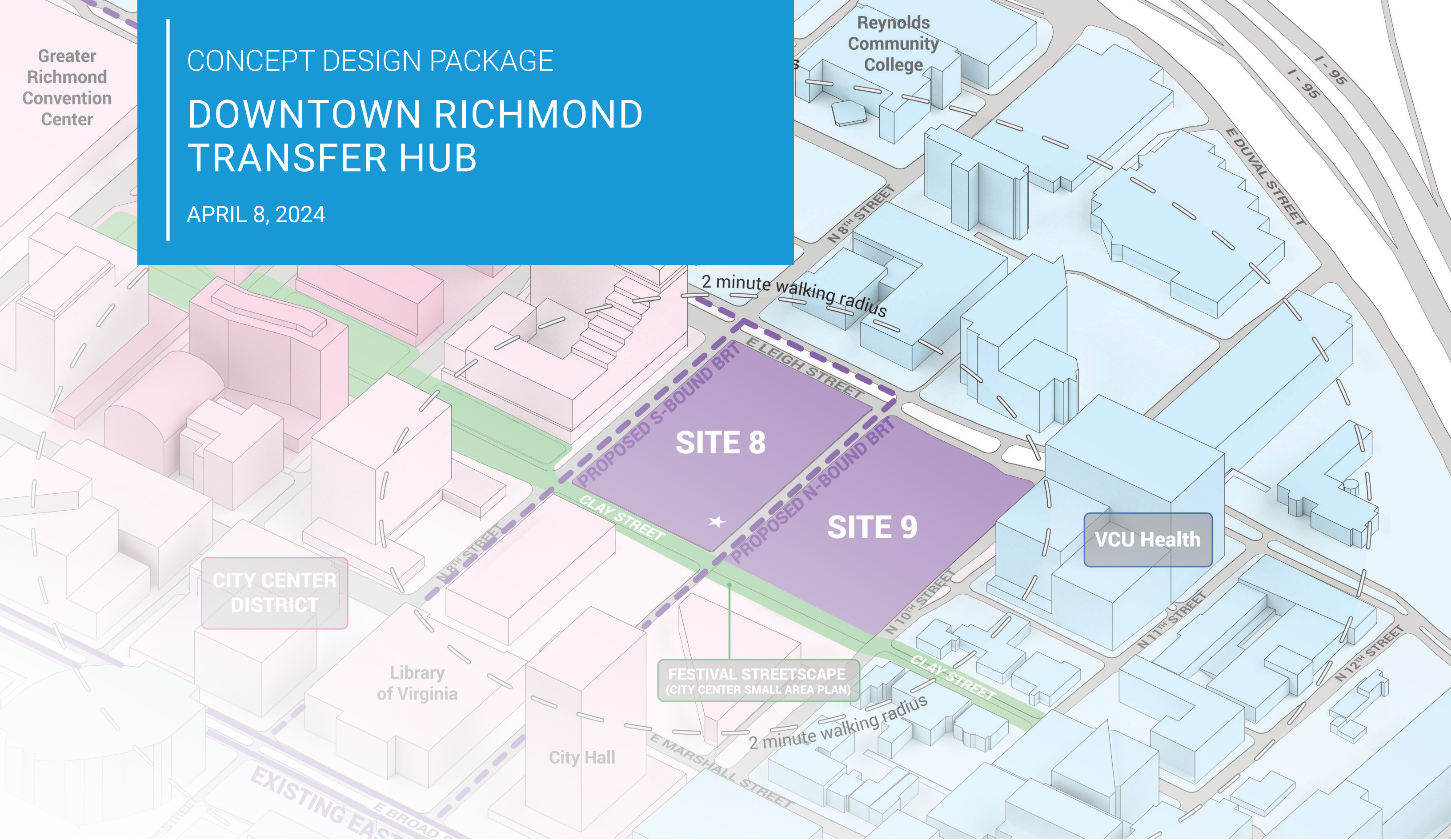


Greater Richmond Convention Center

CONCEPT DESIGN PACKAGE DOWNTOWN RICHMOND TRANSFER HUB

APRIL 8, 2024



CITY CENTER DISTRICT

Library of Virginia

City Hall

FESTIVAL STREETScape
(CITY CENTER SMALL AREA PLAN)

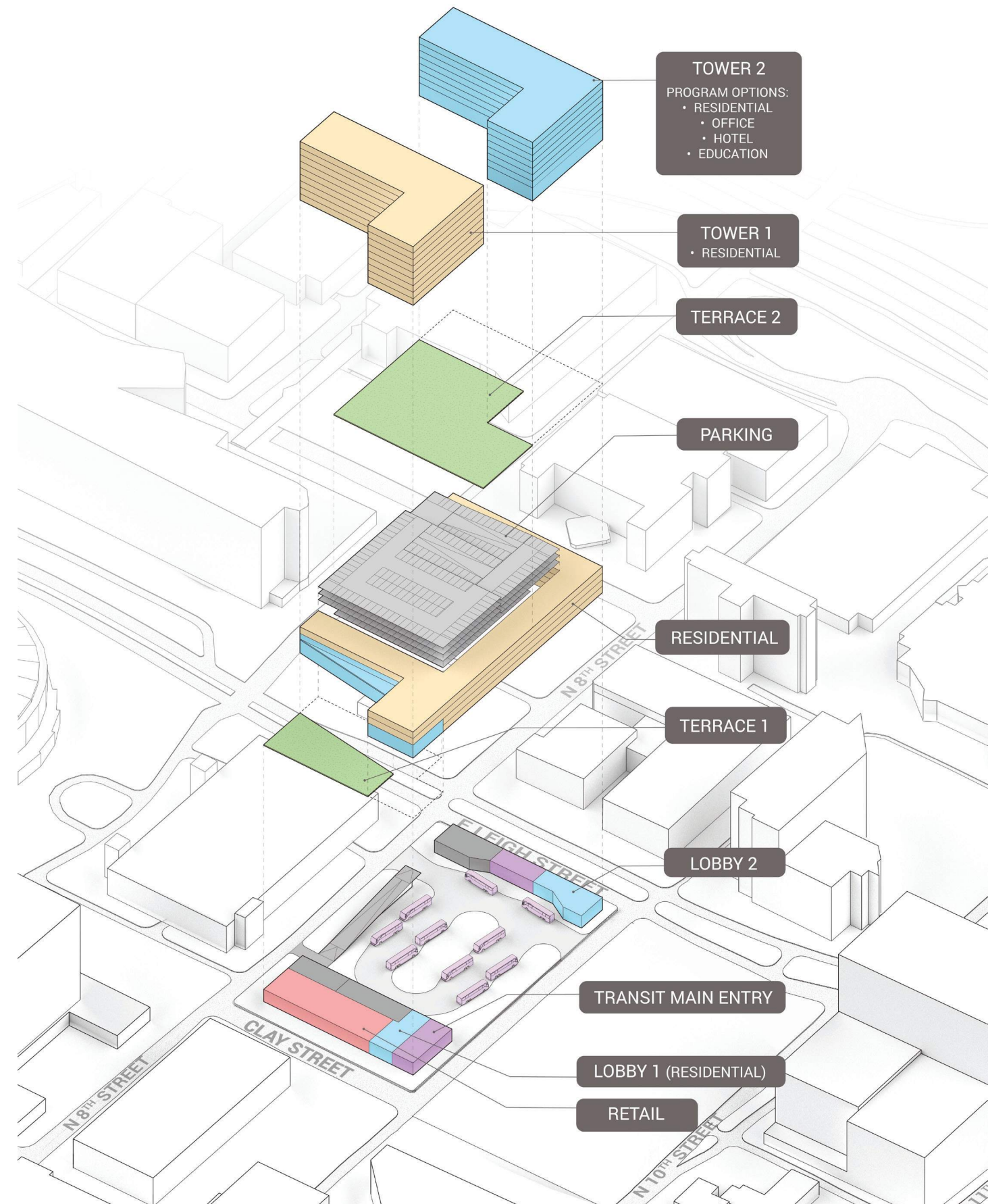
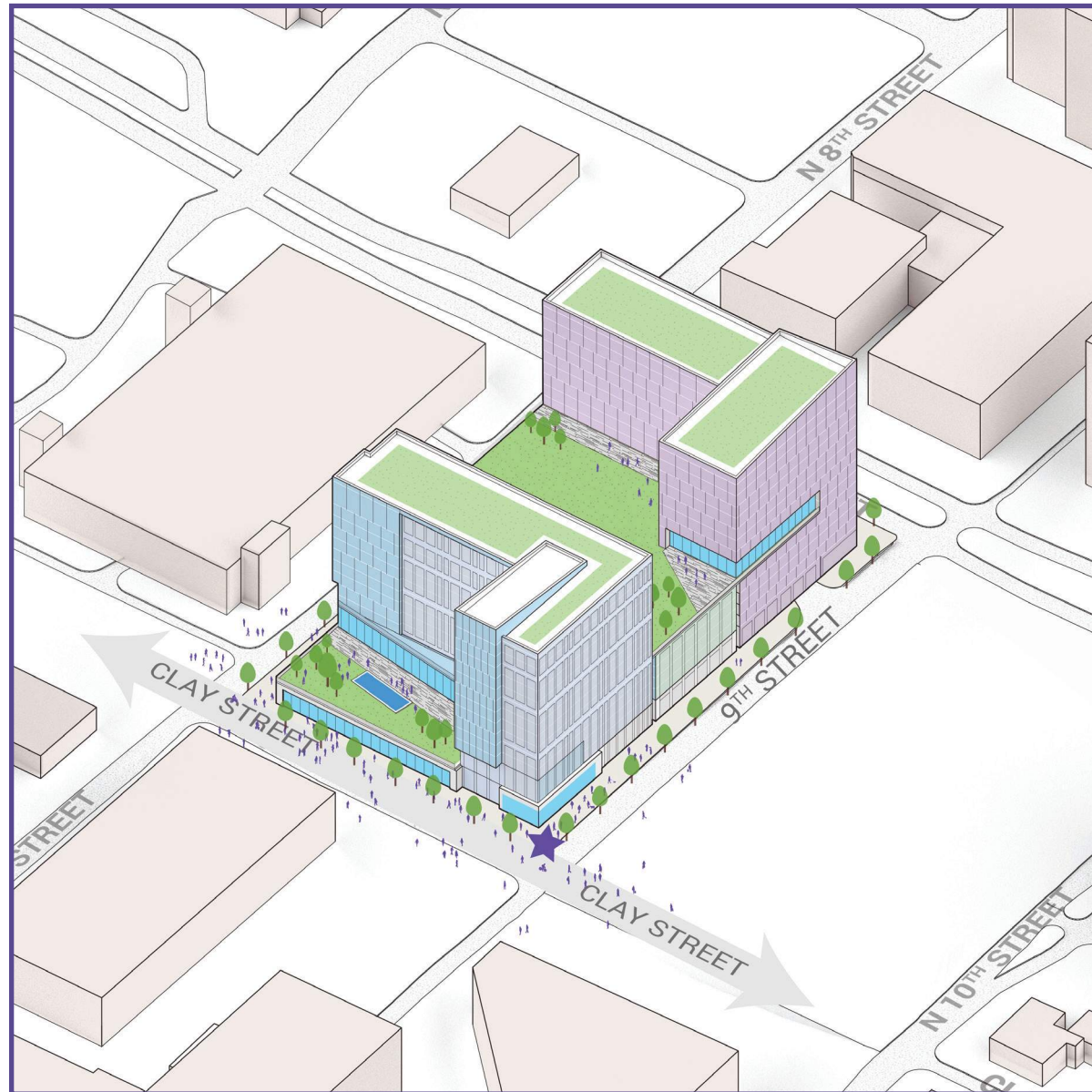
SITE 8

SITE 9

VCU Health

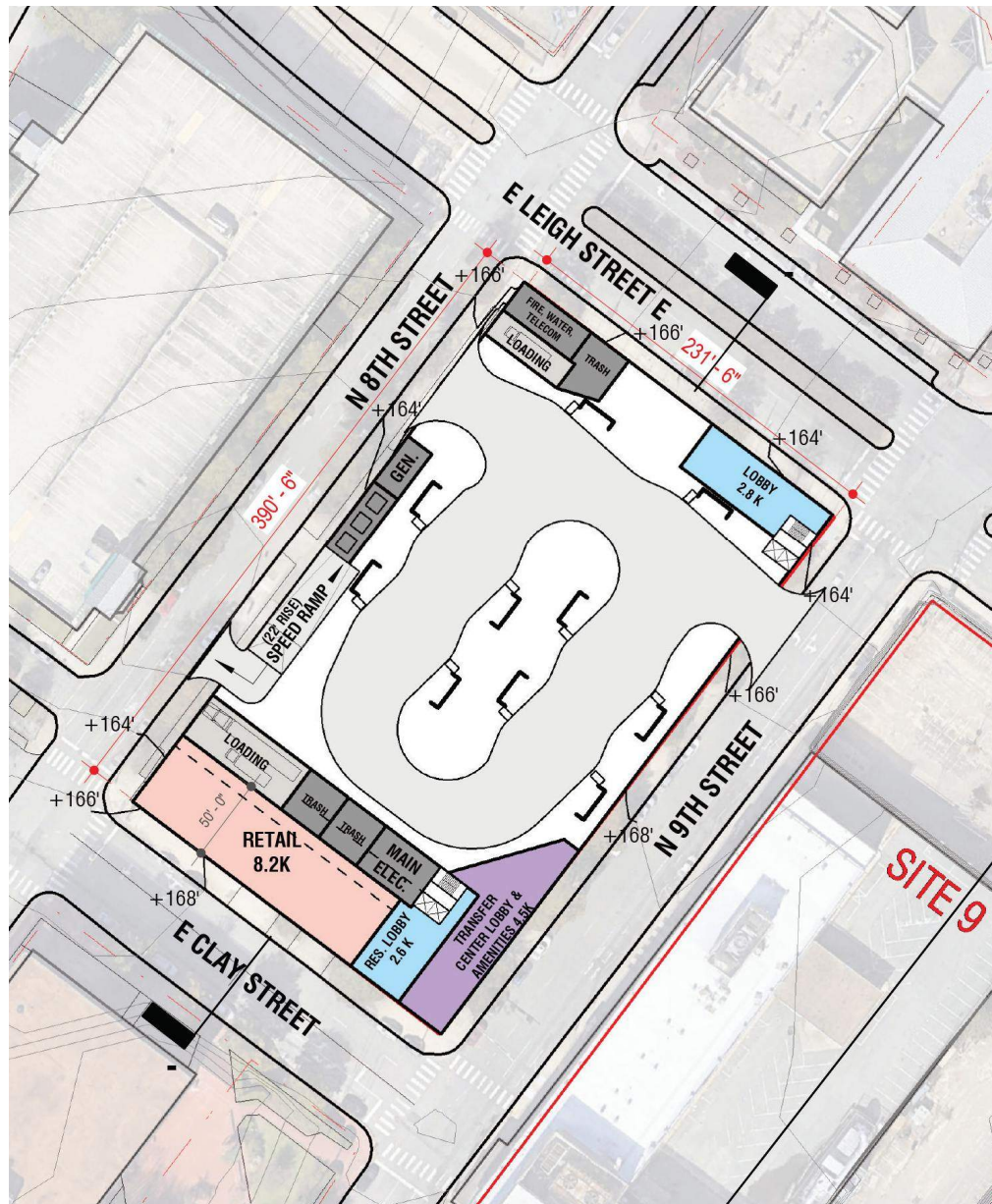
Reynolds Community College

SITE 8 HIGH-RISE SCHEME

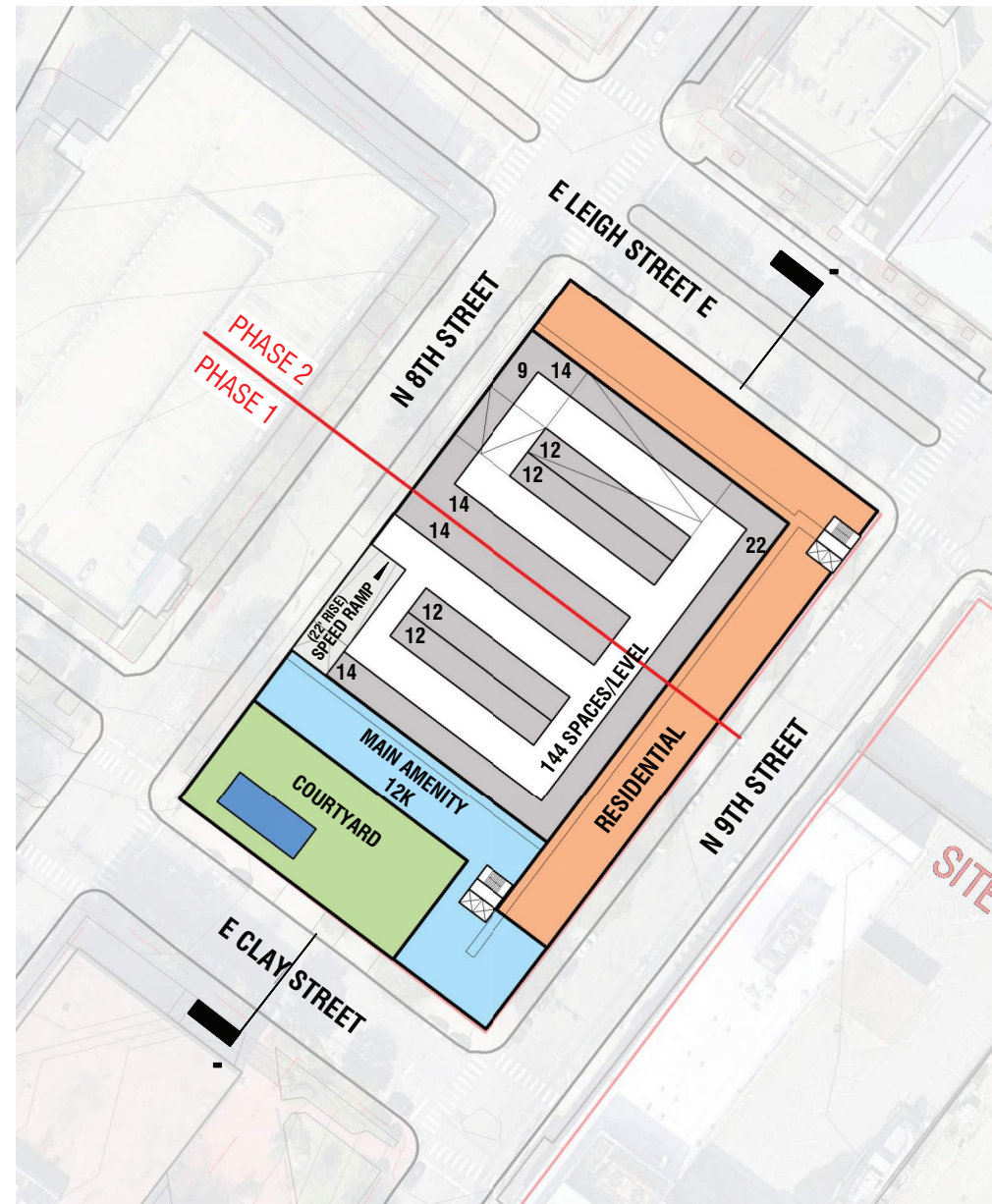


SITE 8 - HIGH-RISE SCHEME - MASSING & AXON DIAGRAM

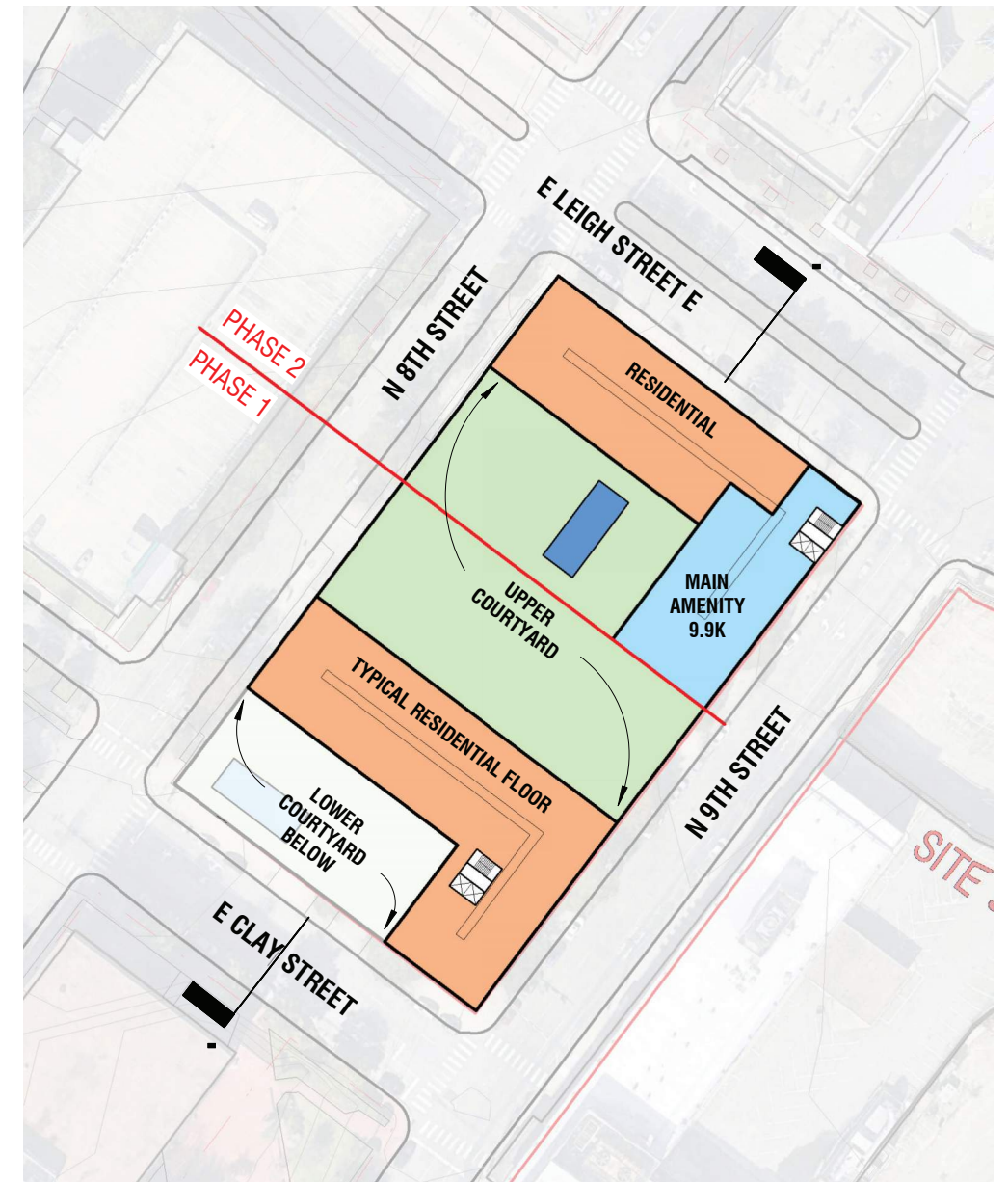
DOWNTOWN RICHMOND TRANSFER HUB



SITE 8 - LEVEL 1



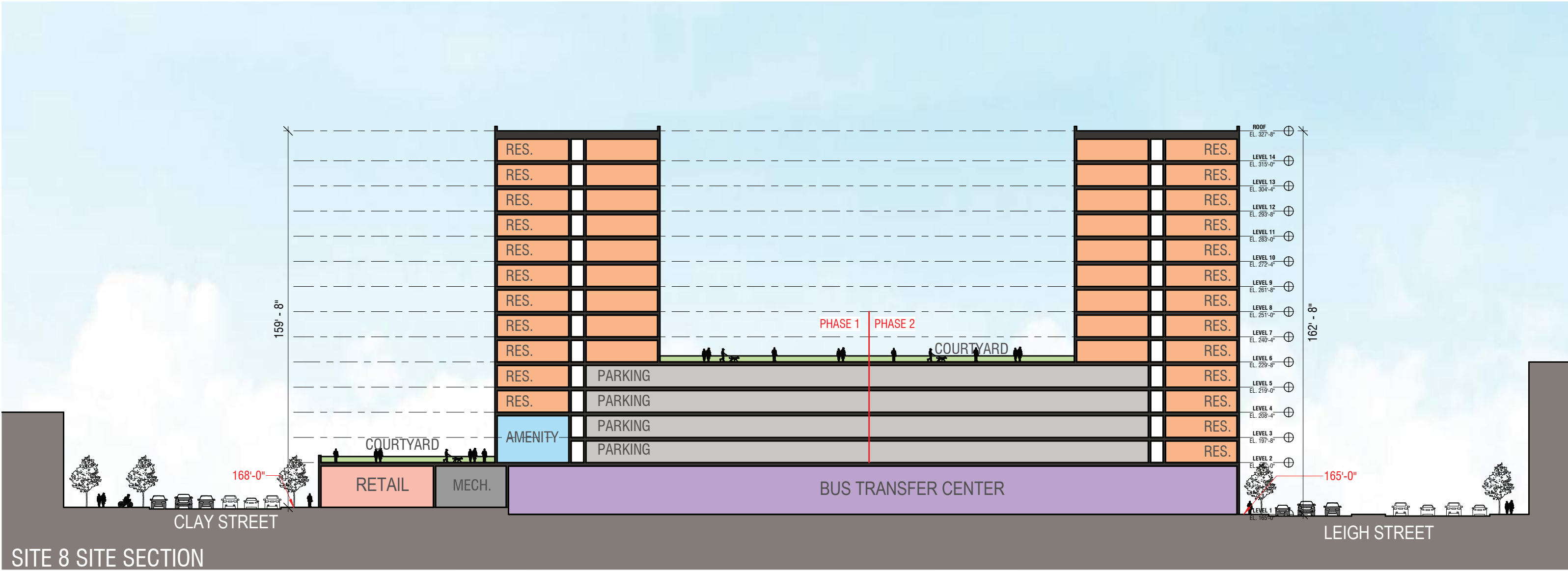
SITE 8 - LEVEL 2 (LVLS 3-5 SIM.)



SITE 8 - TYPICAL LEVEL

SITE 8 - HIGH-RISE SCHEME - BUILDING PLANS

DOWNTOWN RICHMOND TRANSFER HUB



SITE 8 - HIGH-RISE SCHEME - BUILDING SECTION

DOWNTOWN RICHMOND TRANSFER HUB

SITE 8 - BUILDING GSF - TOWER SCHEME 2							
	GRTC	TOWER 1 RESI	TOWER 2 RESI	PARKING	RETAIL	AMENITY	TOTAL
LEVEL 1	64,496	6,639	2,965	4,000	8,201	5,400	91,701
LEVEL 2	-	6,482	13,320	46,214	-	11,991	78,007
LEVEL 3	-	14,473	13,320	46,214	-	-	74,007
LEVEL 4	-	18,473	13,320	46,214	-	-	78,007
LEVEL 5	-	18,473	13,320	25,418	-	-	57,211
LEVEL 6	-	21,321	12,359	-	-	9,940	43,620
LEVEL 7	-	21,321	18,299	-	-	-	39,620
LEVEL 8	-	21,321	22,299	-	-	-	43,620
LEVEL 9	-	21,321	22,299	-	-	-	43,620
LEVEL 10	-	21,321	22,299	-	-	-	43,620
LEVEL 11	-	21,321	22,299	-	-	-	43,620
LEVEL 12	-	21,321	22,299	-	-	-	43,620
LEVEL 13	-	21,321	22,299	-	-	-	43,620
LEVEL 14	-	21,321	22,299	-	-	-	43,620
TOTAL	64,496	256,429	242,996	168,060	8,201	27,331	767,513

TOTAL UNIT COUNT (1,000 GSF/UNIT)	499
--	------------

PARKING COUNT	
	PROVIDED
LEVEL 1	-
LEVEL 2	135
LEVEL 3	144
LEVEL 4	144
LEVEL 5	79
LEVEL 6	
LEVEL 7	
LEVEL 8	
LEVEL 9	
LEVEL 10	
LEVEL 11	
LEVEL 12	
LEVEL 13	
LEVEL 14	
TOTAL	502
REQUIRED*	499

*ASSUMING 1 PARKING SPACE PER UNIT

SITE 8 - HIGH-RISE SCHEME - BUILDING MATRIX

DOWNTOWN RICHMOND TRANSFER HUB

SITE 8 - BUILDING GSF - TOWER SCHEME 2 - LOWER PARKING RATIO							
	GRTC	TOWER 1 RESI	TOWER 2 RESI	PARKING	RETAIL	AMENITY	TOTAL
LEVEL 1	64,496	6,639	2,965	4,000	8,201	5,400	91,701
LEVEL 2	-	6,482	13,320	46,214	-	11,991	78,007
LEVEL 3	-	21,321	13,320	13,864	-	-	48,505
LEVEL 4	-	21,321	12,359	-	-	9,940	43,620
LEVEL 5	-	21,321	22,299	-	-	-	43,620
LEVEL 6	-	21,321	22,299	-	-	-	43,620
LEVEL 7	-	21,321	22,299	-	-	-	43,620
LEVEL 8	-	21,321	22,299	-	-	-	43,620
LEVEL 9	-	21,321	22,299	-	-	-	43,620
LEVEL 10	-	21,321	22,299	-	-	-	43,620
LEVEL 11	-	21,321	22,299	-	-	-	43,620
LEVEL 12	-	21,321	22,299	-	-	-	43,620
LEVEL 13	-	21,321	22,299	-	-	-	43,620
TOTAL	64,496	247,652	242,655	64,078	8,201	27,331	654,413

TOTAL UNIT COUNT (1,000 GSF/UNIT)	490
--	------------

PARKING COUNT	
	PROVIDED
LEVEL 1	-
LEVEL 2	135
LEVEL 3	43
LEVEL 4	-
LEVEL 5	-
LEVEL 6	-
LEVEL 7	-
LEVEL 8	-
LEVEL 9	-
LEVEL 10	-
LEVEL 11	-
LEVEL 12	-
LEVEL 13	-
TOTAL	178
REQUIRED*	172

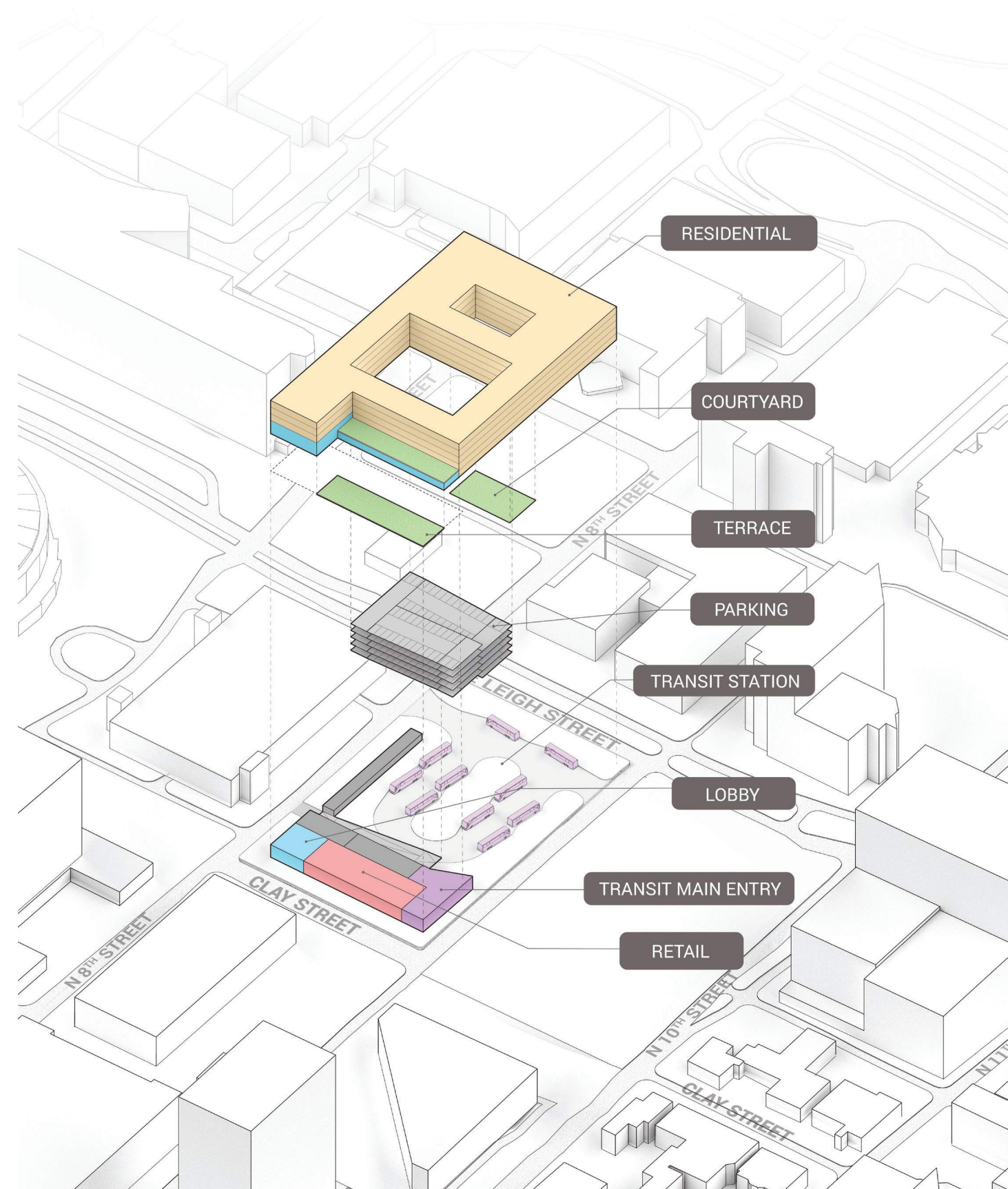
*ASSUMING .35 PARKING SPACES PER UNIT

NOTE: THIS MATRIX SHOWS THE IMPACT OF REDUCING THE PARKING RATIO TO .35 SPACES/UNIT

SITE 8 - HIGH-RISE SCHEME - BUILDING MATRIX - REDUCED PARKING RATIO

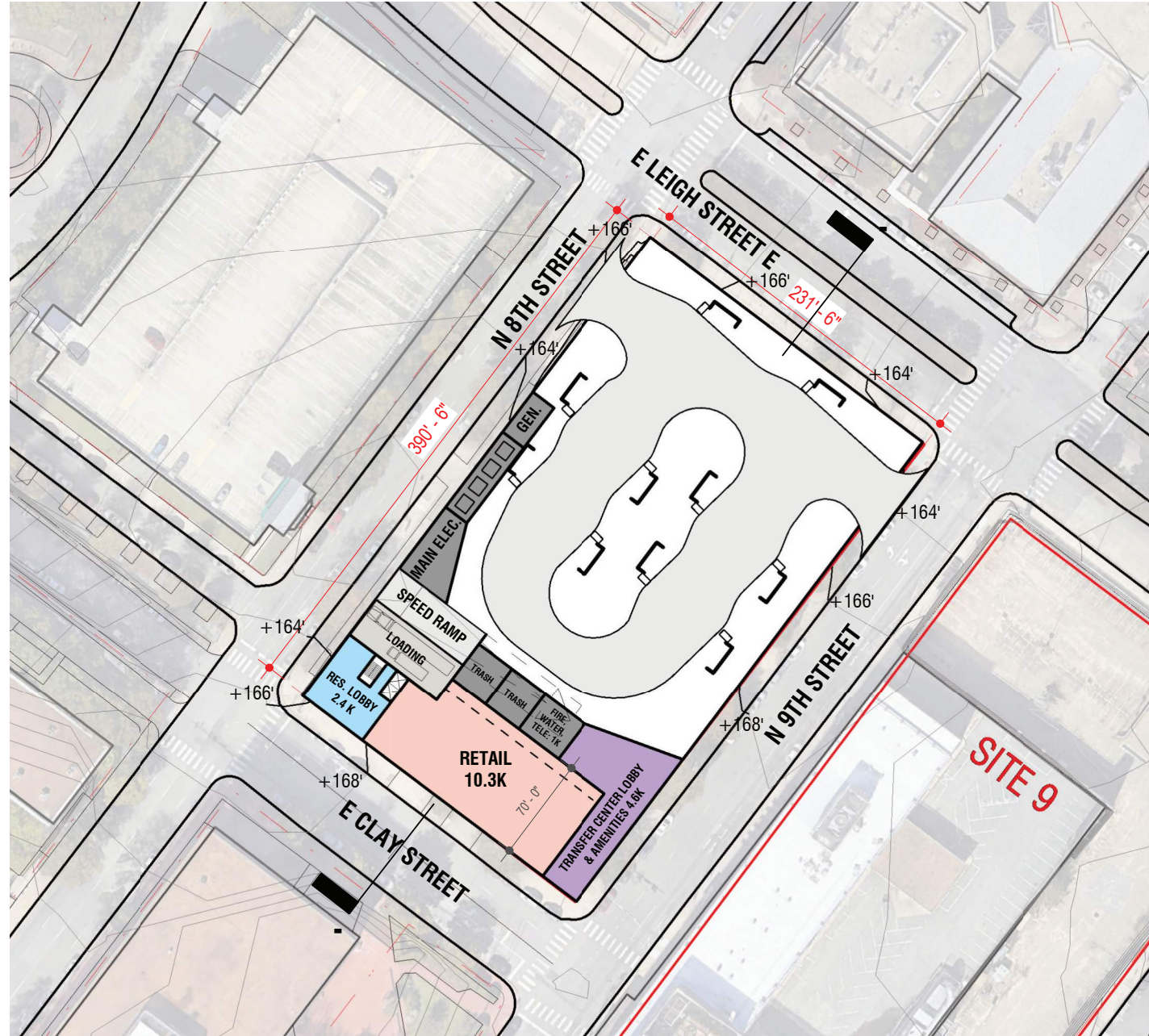
DOWNTOWN RICHMOND TRANSFER HUB

SITE 8 LOW-RISE SCHEME

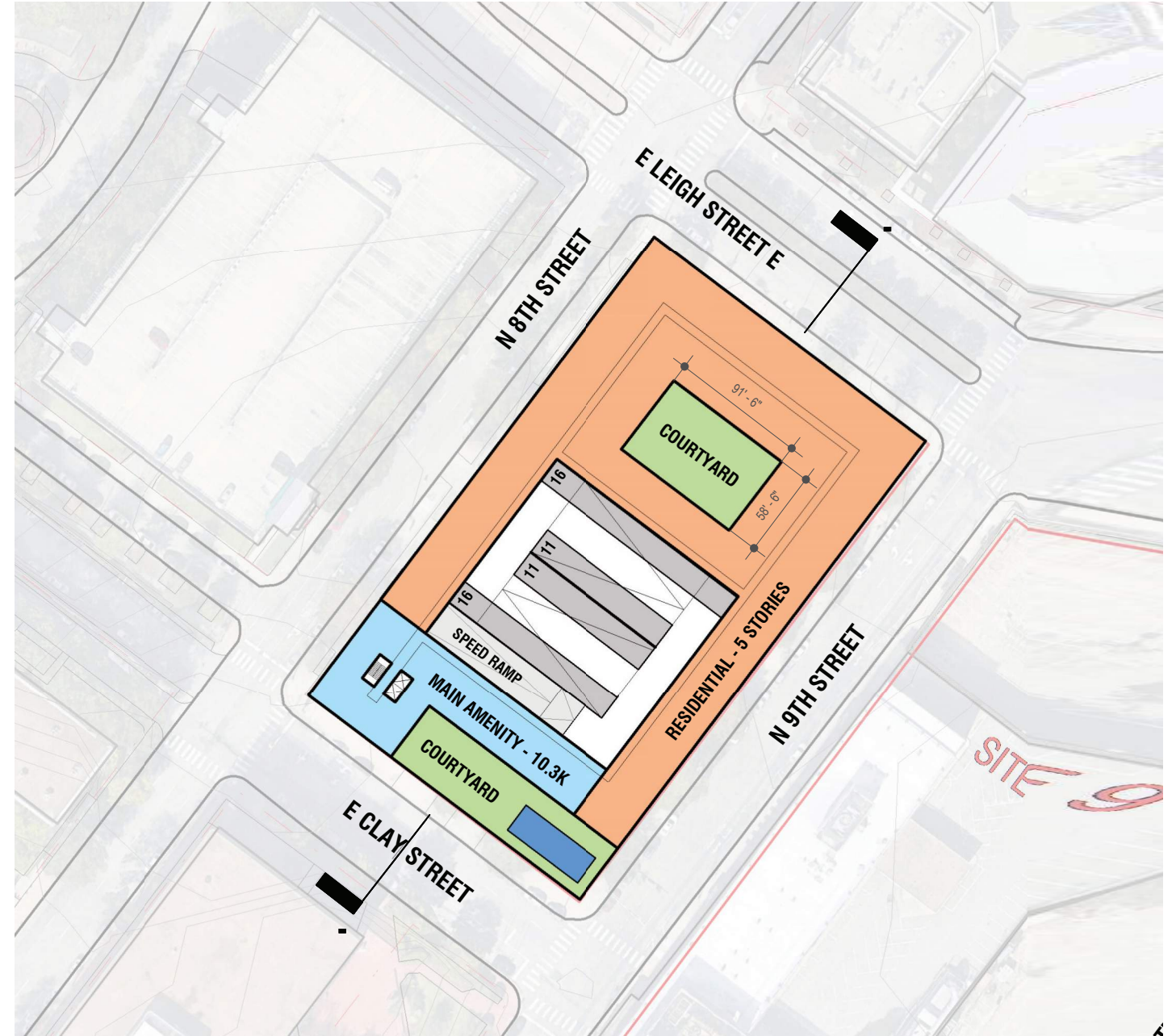


SITE 8 - LOW-RISE SCHEME - MASSING & AXON DIAGRAM

DOWNTOWN RICHMOND TRANSFER HUB

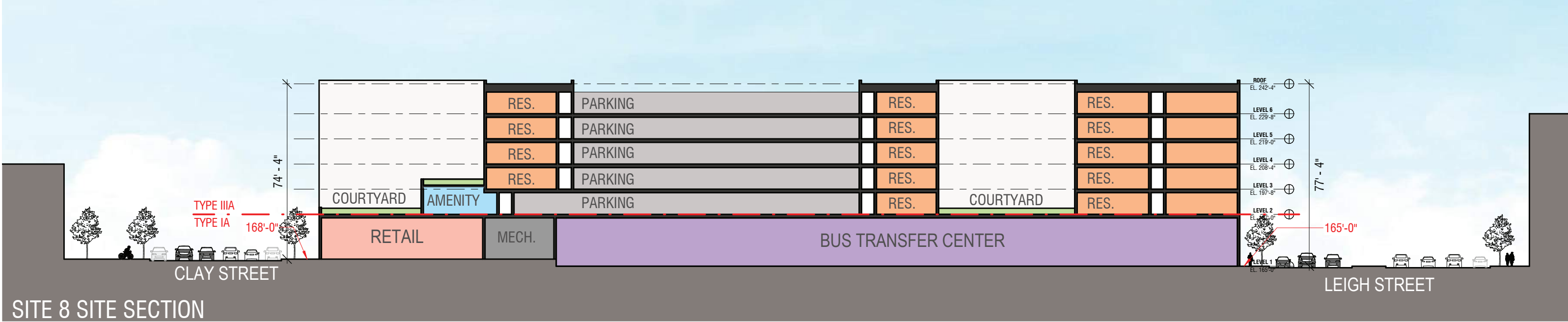


SITE 8 - LEVEL 1



SITE 8 - TYPICAL LEVEL

SITE 8 - LOW-RISE SCHEME - BUILDING PLANS
DOWNTOWN RICHMOND TRANSFER HUB



SITE 8 - LOW-RISE SCHEME - SECTION

DOWNTOWN RICHMOND TRANSFER HUB

SITE 8 - BUILDING GSF - PODIUM SCHEME						
	GRTC	RESIDENTIAL	PARKING	RETAIL	AMENITY	TOTAL
LEVEL 1	67,864	8,214	1,924	10,071	2,237	90,310
LEVEL 2	-	44,418	22,877	-	10,316	77,611
LEVEL 3	-	50,734	18,875	-	-	69,609
LEVEL 4	-	54,734	18,875	-	-	73,609
LEVEL 5	-	54,734	18,875	-	-	73,609
LEVEL 6	-	54,734	18,875	-	-	73,609
TOTAL	67,864	267,568	100,301	10,071	12,553	458,357

TOTAL UNIT COUNT (1,000 GSF/UNIT)	268
--	------------

TYPE 1A

TYPE 3A

PARKING COUNT	
	PROVIDED
LEVEL 1	-
LEVEL 2	52
LEVEL 3	55
LEVEL 4	55
LEVEL 5	55
LEVEL 6	55
TOTAL	272
REQUIRED*	268

*ASSUMING 1 PARKING SPACE PER UNIT

SITE 8 - LOW-RISE SCHEME - BUILDING MATRIX

DOWNTOWN RICHMOND TRANSFER HUB

SITE 8 - BUILDING GSF - PODIUM SCHEME - REDUCED PARKING						
	GRTC	RESIDENTIAL	PARKING	RETAIL	AMENITY	TOTAL
LEVEL 1	67,864	8,214	1,924	10,071	2,237	90,310
LEVEL 2	-	44,418	22,877	-	10,316	77,611
LEVEL 3	-	50,734	16,988	-	-	67,722
LEVEL 4	-	62,386	-	-	-	62,386
LEVEL 5	-	62,386	-	-	-	62,386
LEVEL 6	-	62,386	-	-	-	62,386
TOTAL	67,864	290,524	41,789	10,071	12,553	422,801

TYPE 1A

TYPE 3A

PARKING COUNT	
	PROVIDED
LEVEL 1	-
LEVEL 2	52
LEVEL 3	50
LEVEL 4	-
LEVEL 5	-
LEVEL 6	-
TOTAL	102
REQUIRED*	102

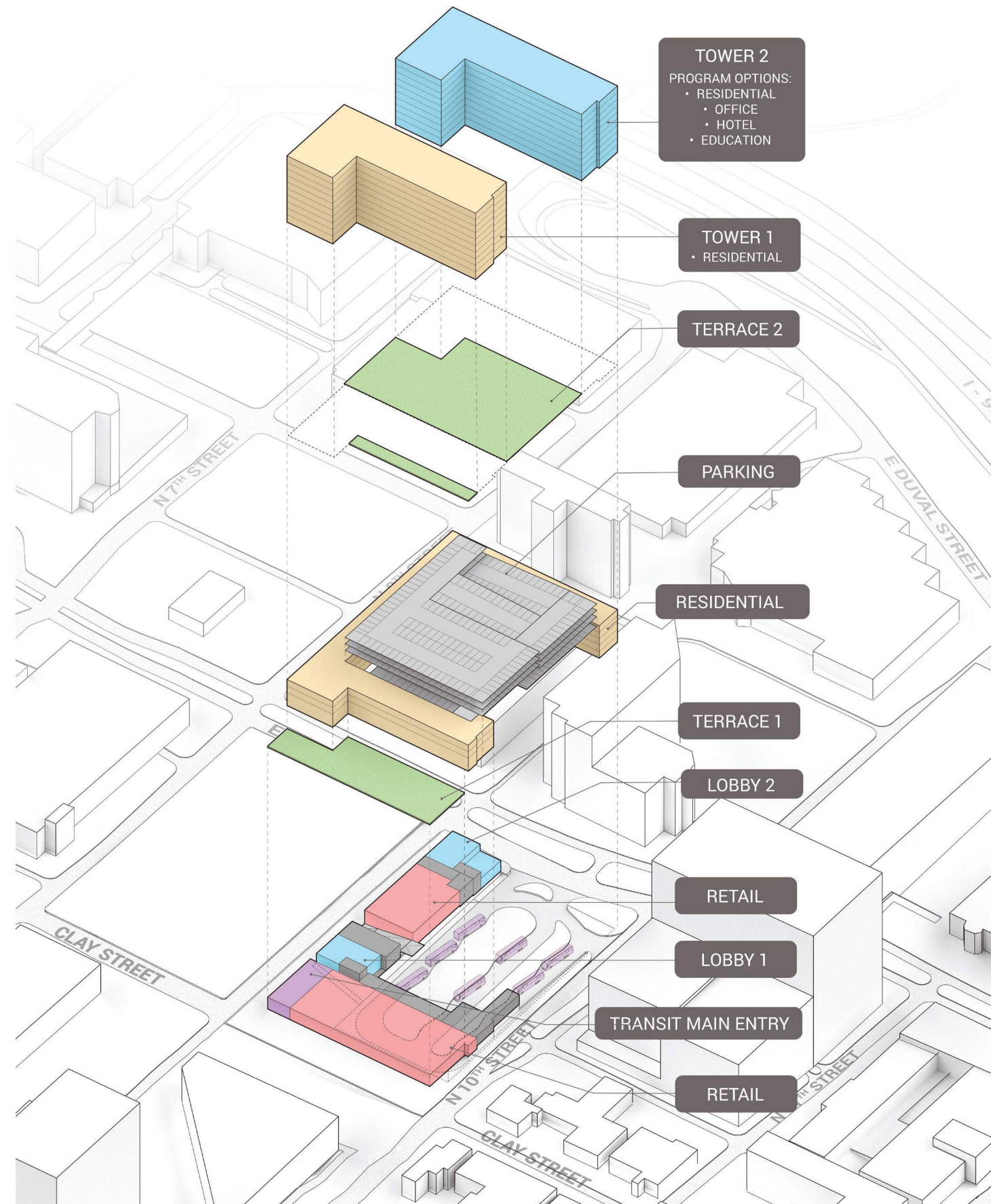
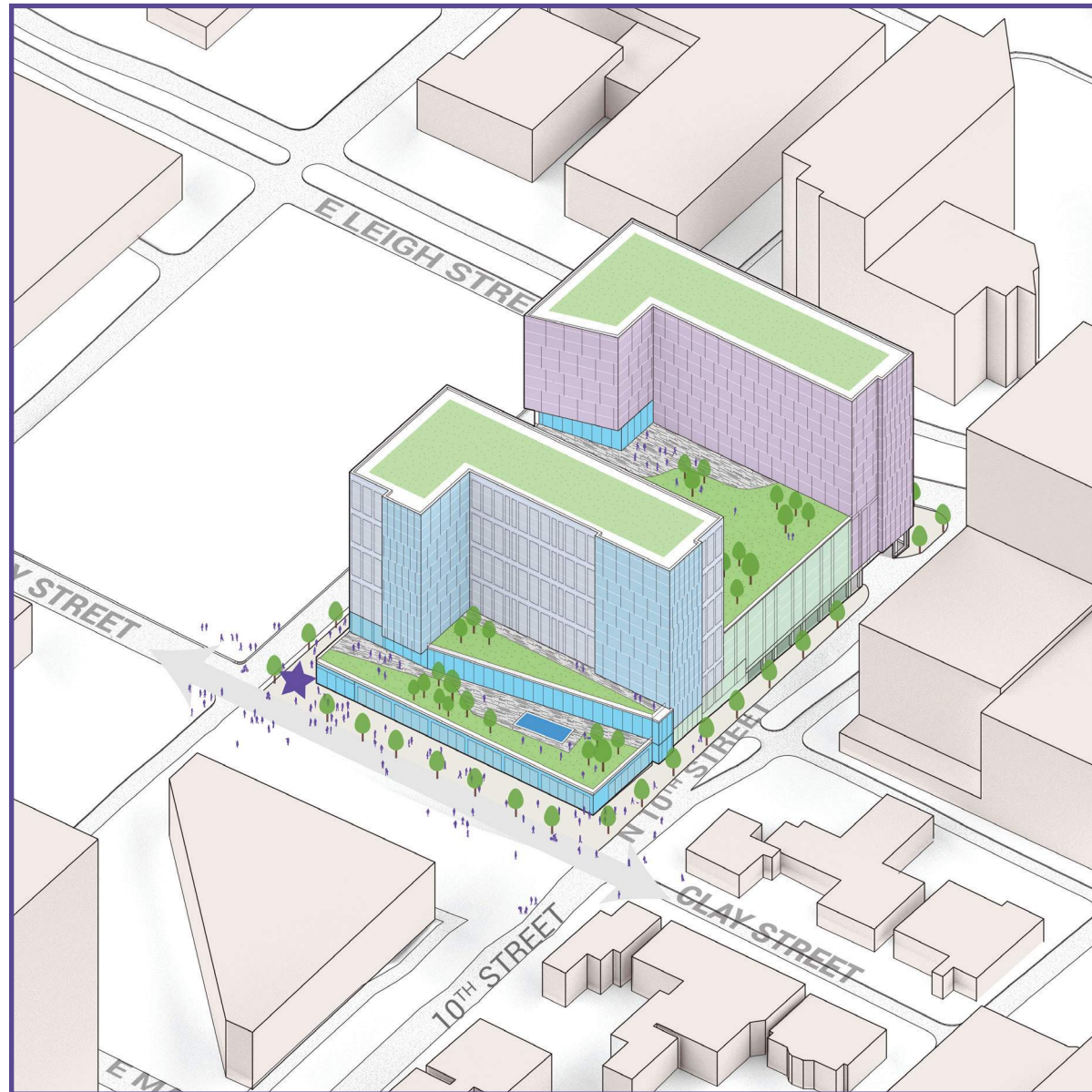
*ASSUMING .35 PARKING SPACES PER UNIT

TOTAL UNIT COUNT (1,000 GSF/UNIT)	291
--	------------

NOTE: THIS MATRIX SHOWS THE IMPACT OF REDUCING THE PARKING RATIO TO .35 SPACES/UNIT

SITE 8 - LOW-RISE SCHEME - BUILDING MATRIX - REDUCED PARKING RATIO

SITE 9 HIGH-RISE SCHEME

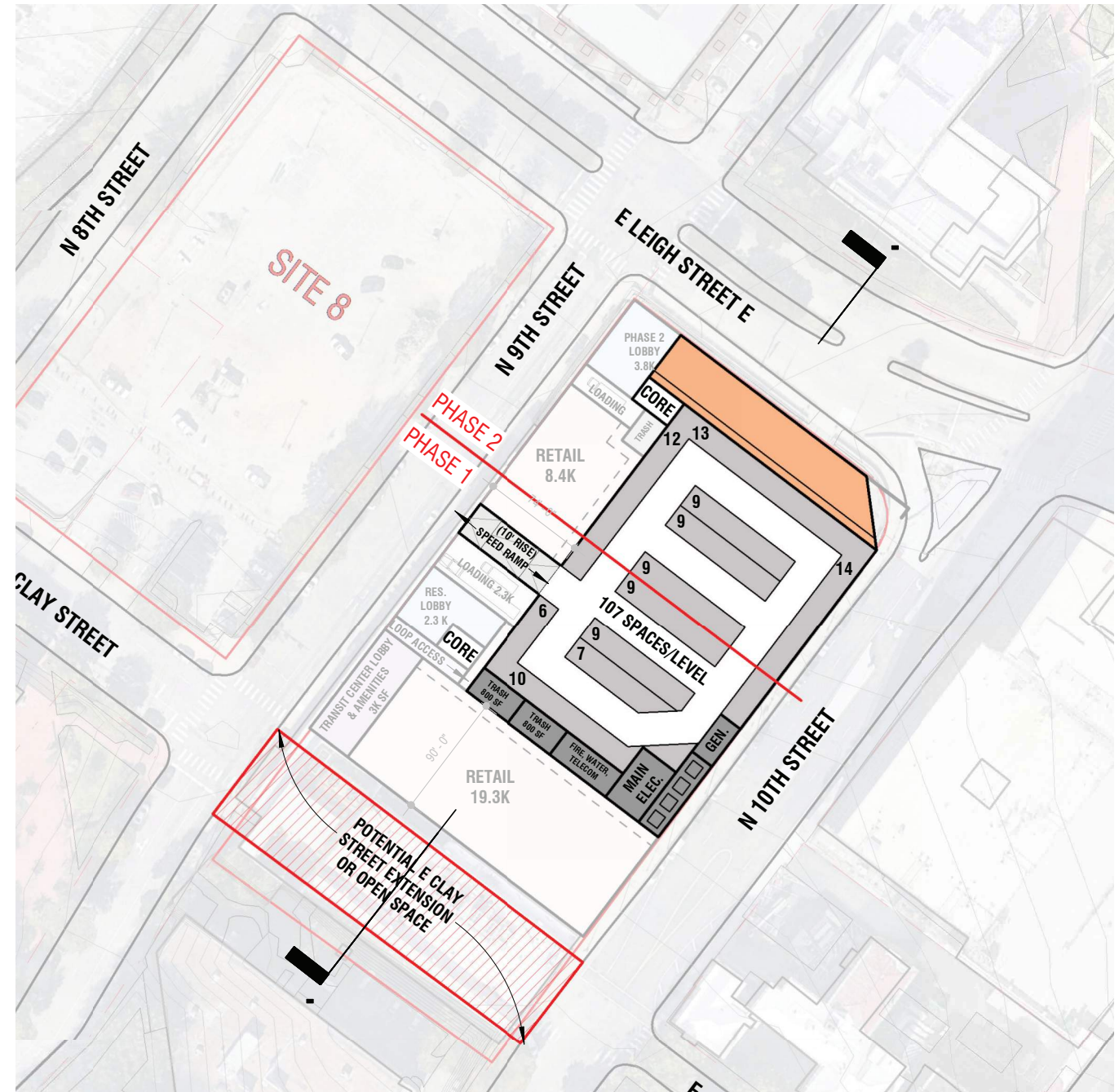


SITE 9 - HIGH-RISE SCHEME - MASSING & AXON DIAGRAM

DOWNTOWN RICHMOND TRANSFER HUB

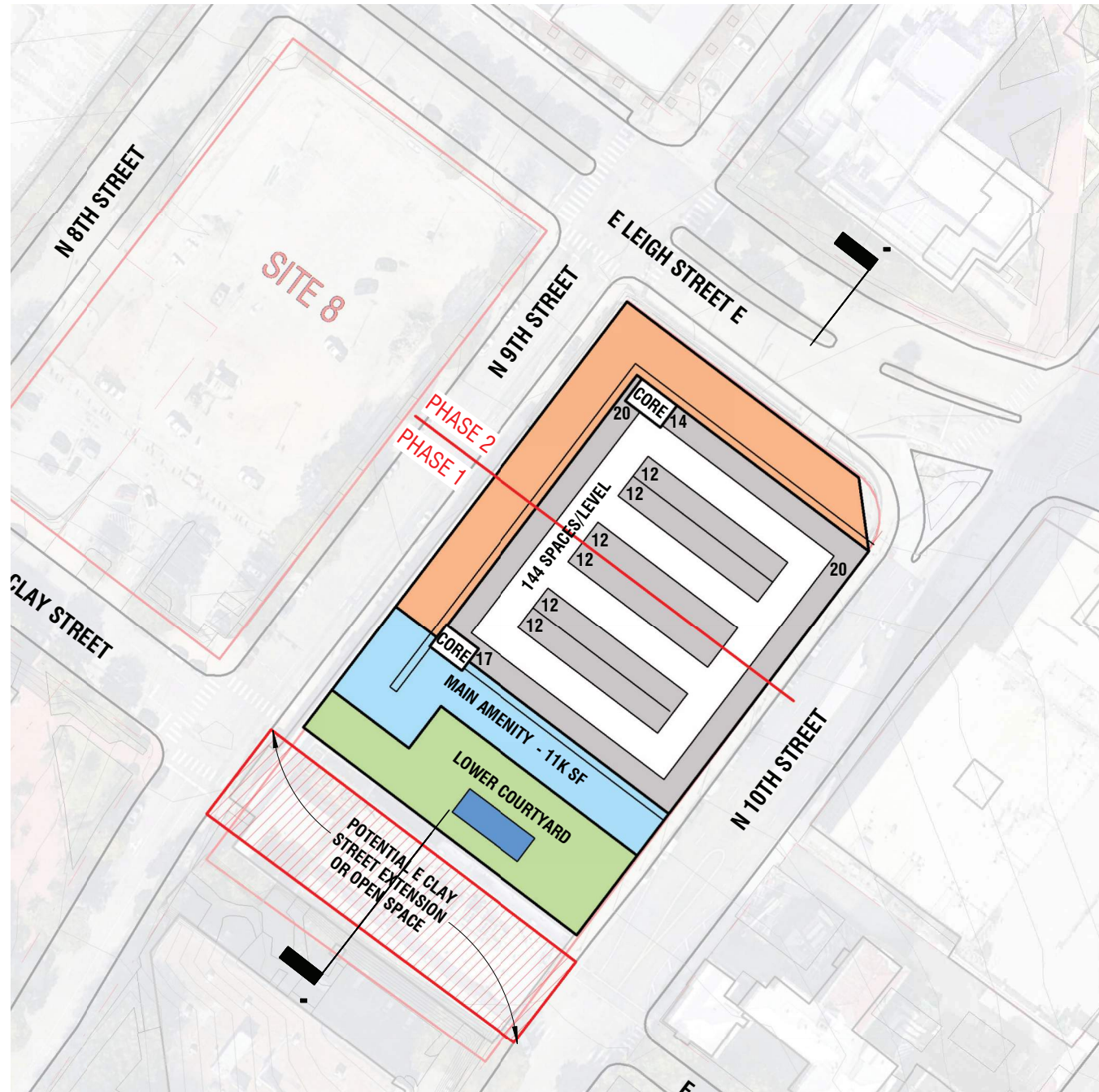


SITE 9 - LEVEL 1

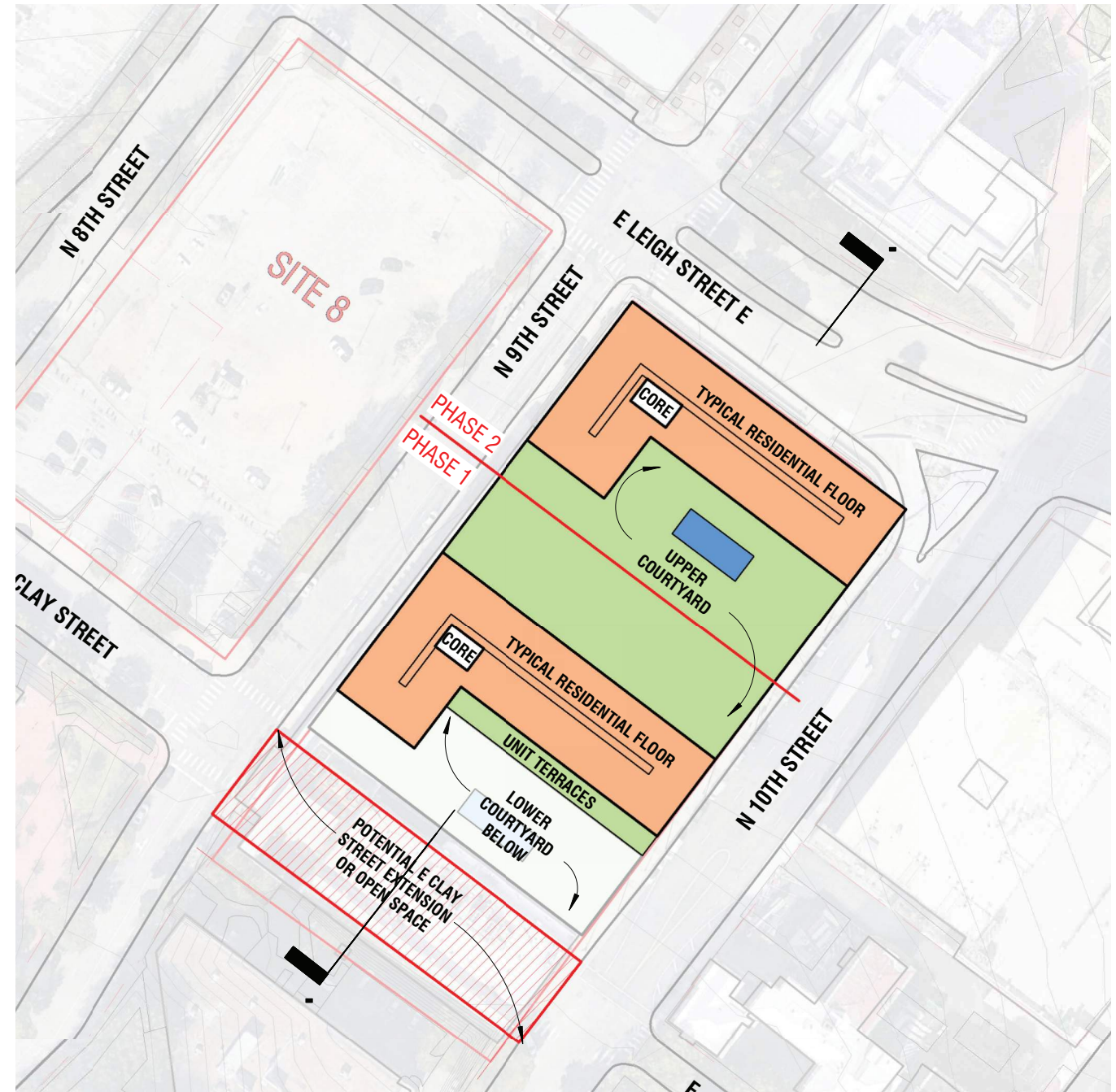


SITE 9 - LEVEL 2

SITE 9 - HIGH-RISE SCHEME - BUILDING PLANS
DOWNTOWN RICHMOND TRANSFER HUB



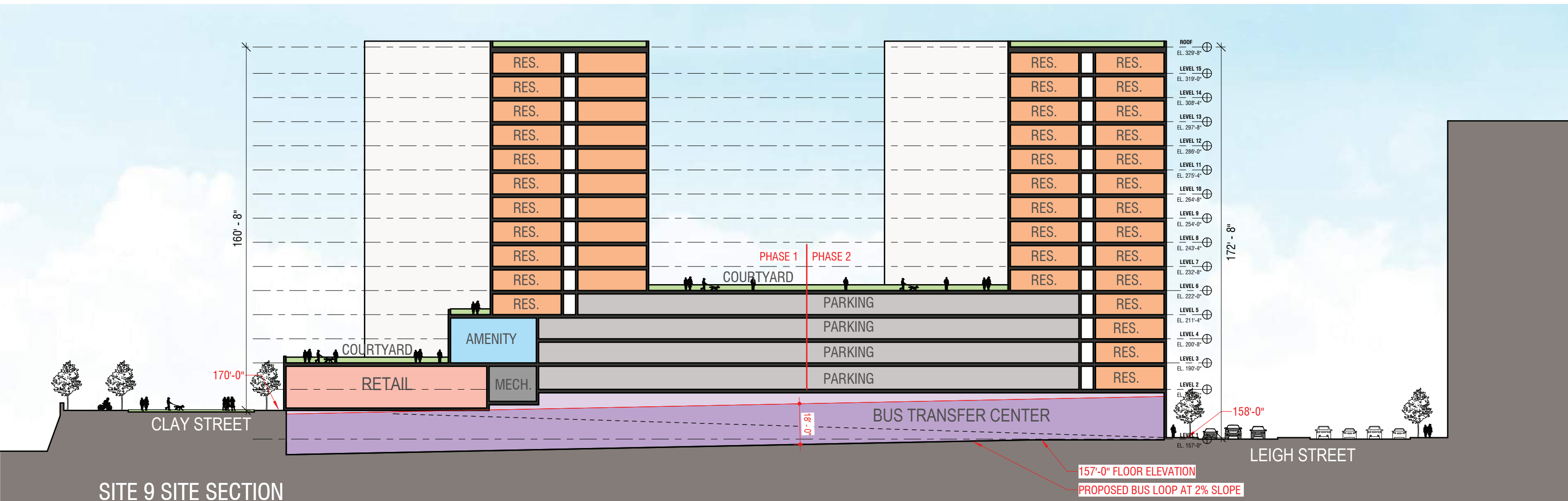
SITE 9 - LEVEL 3 (LVL 4 & 5 SIM.)



SITE 9 - TYPICAL RESIDENTIAL FLOOR

SITE 9 - HIGH-RISE SCHEME - BUILDING PLANS

DOWNTOWN RICHMOND TRANSFER HUB



SITE 9 - HIGH-RISE SCHEME - BUILDING SECTION

DOWNTOWN RICHMOND TRANSFER HUB

SITE 9 - BUILDING GSF - TOWER SCHEME 2							
	GRTC	TOWER 1 RESI	TOWER 2 RESI	PARKING	RETAIL	AMENITY	TOTAL
LEVEL 1	66,287	8,584	2,048	1,924	28,004	6,175	113,022
LEVEL 2	-	-	7,128	39,726	-	-	46,854
LEVEL 3	-	4,521	13,329	50,400	-	12,146	80,396
LEVEL 4	-	12,667	13,329	50,400	-	-	76,396
LEVEL 5	-	16,667	13,329	40,320	-	-	70,316
LEVEL 6	-	21,349	9,349	-	-	12,000	42,698
LEVEL 7	-	21,349	21,349	-	-	-	42,698
LEVEL 8	-	21,349	21,349	-	-	-	42,698
LEVEL 9	-	21,349	21,349	-	-	-	42,698
LEVEL 10	-	21,349	21,349	-	-	-	42,698
LEVEL 11	-	21,349	21,349	-	-	-	42,698
LEVEL 12	-	21,349	21,349	-	-	-	42,698
LEVEL 13	-	21,349	21,349	-	-	-	42,698
LEVEL 14	-	21,349	21,349	-	-	-	42,698
LEVEL 15	-	21,349	21,349	-	-	-	42,698
TOTAL	66,287	255,929	250,653	182,770	28,004	30,321	813,964

TOTAL UNIT COUNT (1,000 GSF/UNIT)	507
--	------------

PARKING COUNT	
	PROVIDED
LEVEL 1	-
LEVEL 2	107
LEVEL 3	144
LEVEL 4	144
LEVEL 5	115
TOTAL	510
REQUIRED*	507

*ASSUMING 1 PARKING SPACE PER UNIT

SITE 9 - HIGH-RISE SCHEME - BUILDING MATRIX

DOWNTOWN RICHMOND TRANSFER HUB

SITE 9 - BUILDING GSF - TOWER SCHEME 2 - REDUCED PARKING							
	GRTC	TOWER 1 RESI	TOWER 2 RESI	PARKING	RETAIL	AMENITY	TOTAL
LEVEL 1	66,287	8,584	2,048	1,924	28,004	6,175	113,022
LEVEL 2	-	-	7,128	39,726	-	-	46,854
LEVEL 3	-	4,521	13,329	22,680	-	12,146	52,676
LEVEL 4	-	12,667	9,349	-	-	12,000	34,016
LEVEL 5	-	21,349	21,349	-	-	-	42,698
LEVEL 6	-	21,349	21,349	-	-	-	42,698
LEVEL 7	-	21,349	21,349	-	-	-	42,698
LEVEL 8	-	21,349	21,349	-	-	-	42,698
LEVEL 9	-	21,349	21,349	-	-	-	42,698
LEVEL 10	-	21,349	21,349	-	-	-	42,698
LEVEL 11	-	21,349	21,349	-	-	-	42,698
LEVEL 12	-	21,349	21,349	-	-	-	42,698
LEVEL 13	-	21,349	21,349	-	-	-	42,698
LEVEL 14	-	21,349	21,349	-	-	-	42,698
TOTAL	66,287	239,262	245,344	64,330	28,004	30,321	673,548

TOTAL UNIT COUNT (1,000 GSF/UNIT)	485
--	------------

PARKING COUNT	
	PROVIDED
LEVEL 1	-
LEVEL 2	107
LEVEL 3	65
LEVEL 4	-
LEVEL 5	-
LEVEL 6	-
LEVEL 7	-
LEVEL 8	-
LEVEL 9	-
LEVEL 10	-
LEVEL 11	-
LEVEL 12	-
LEVEL 13	-
LEVEL 14	-
TOTAL	172
REQUIRED*	170

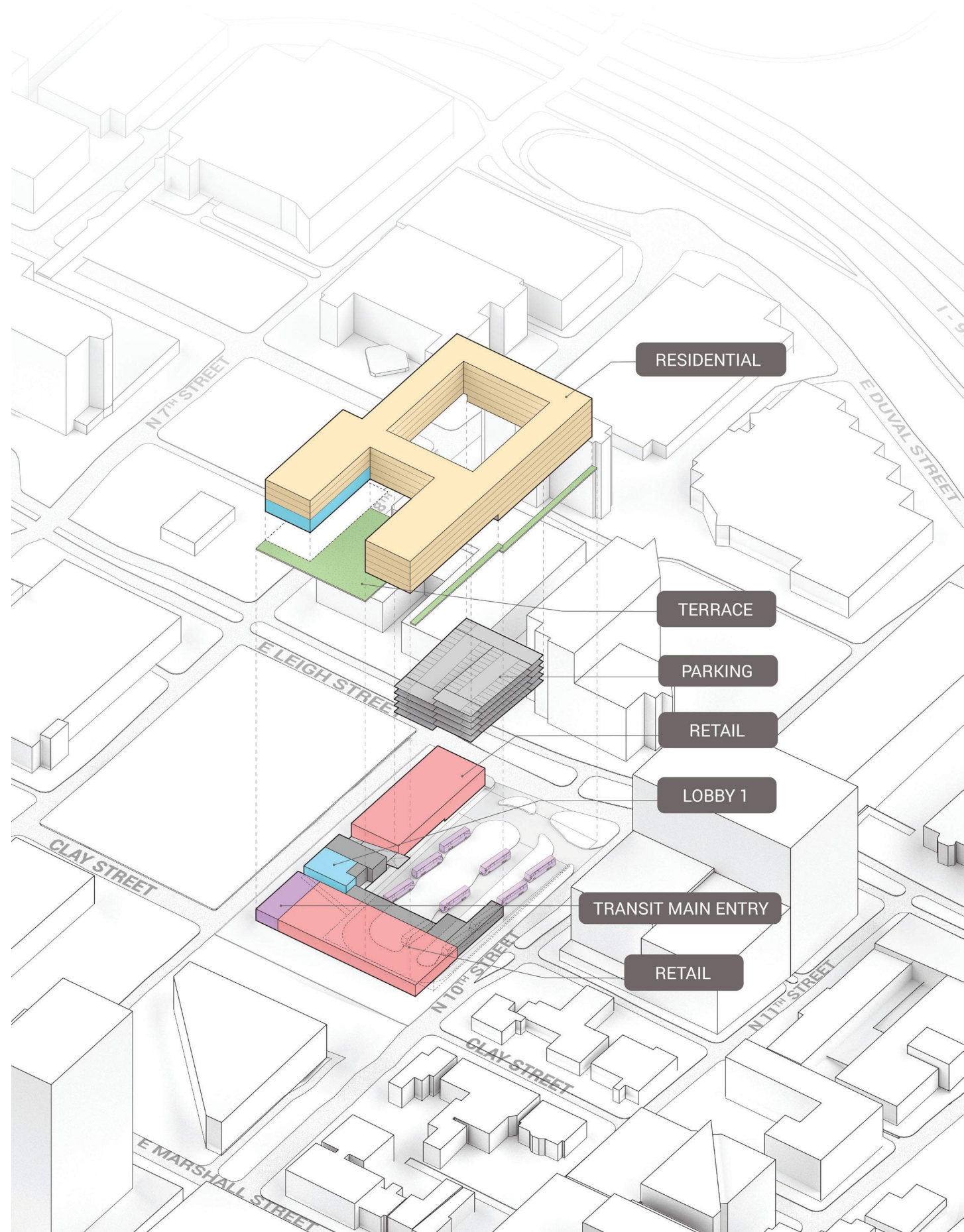
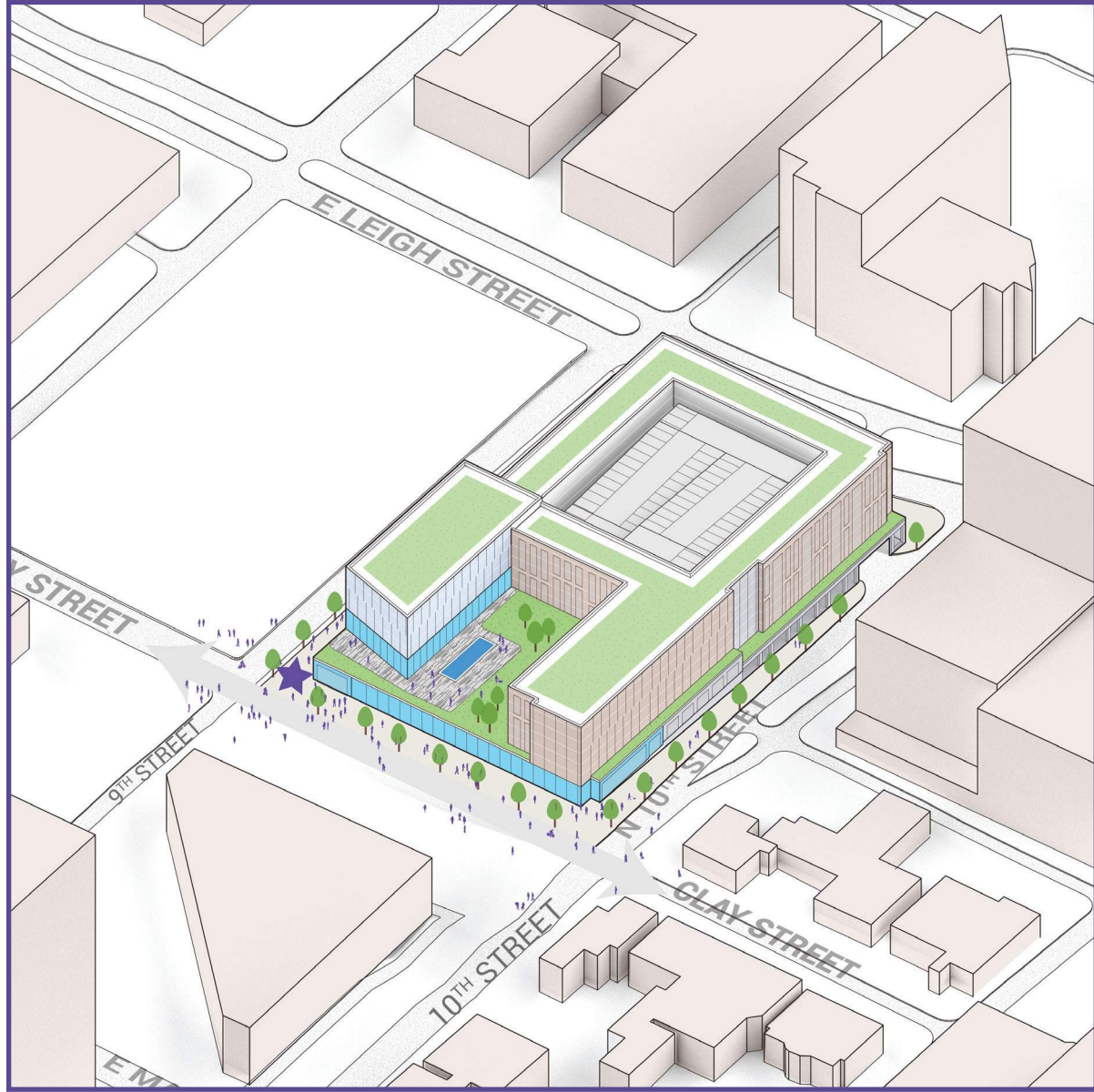
*ASSUMING .35 PARKING SPACE PER UNIT

NOTE: THIS MATRIX SHOWS THE IMPACT OF REDUCING THE PARKING RATIO TO .35 SPACES/UNIT

SITE 9 - HIGH-RISE SCHEME - BUILDING MATRIX - REDUCED PARKING RATIO

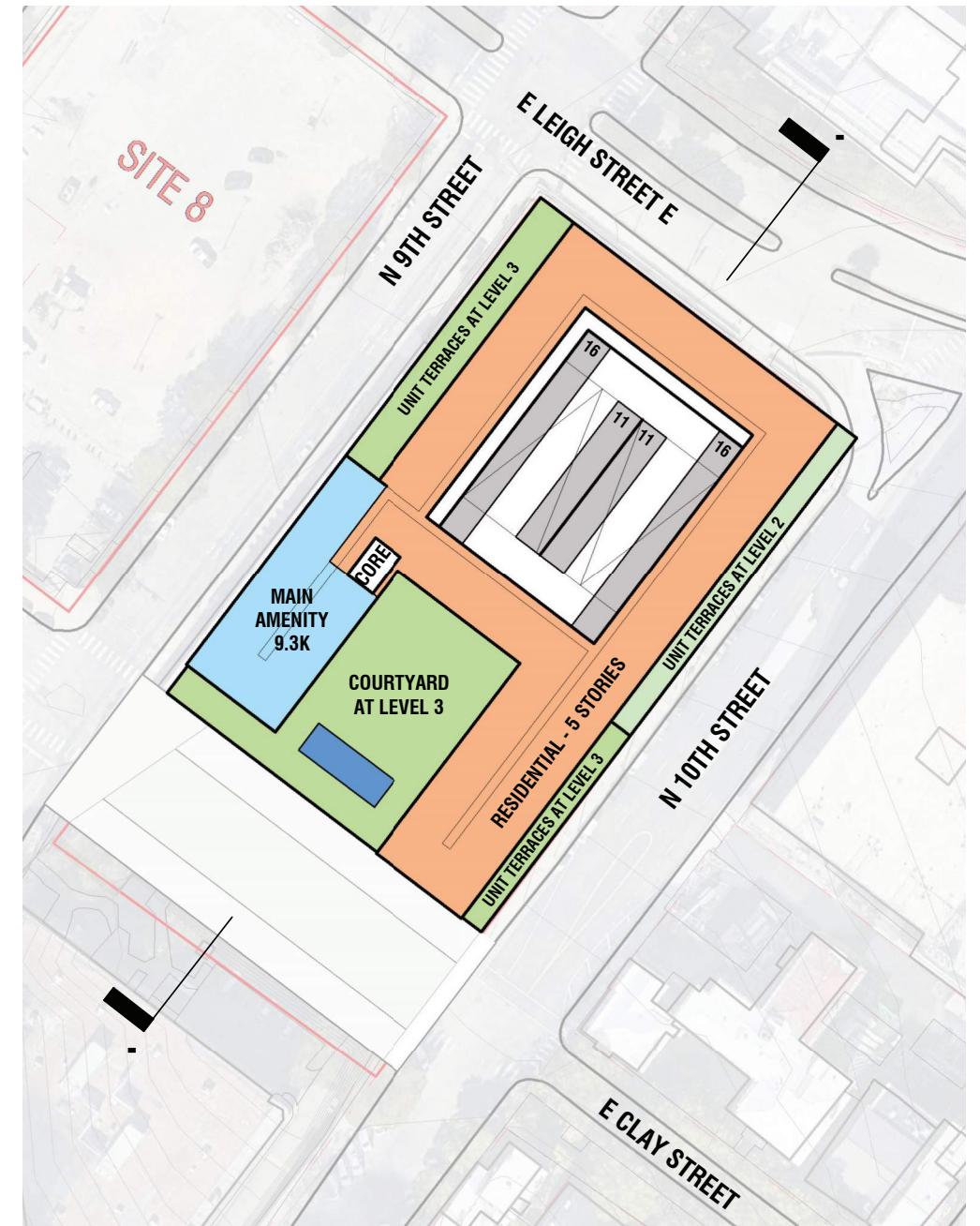
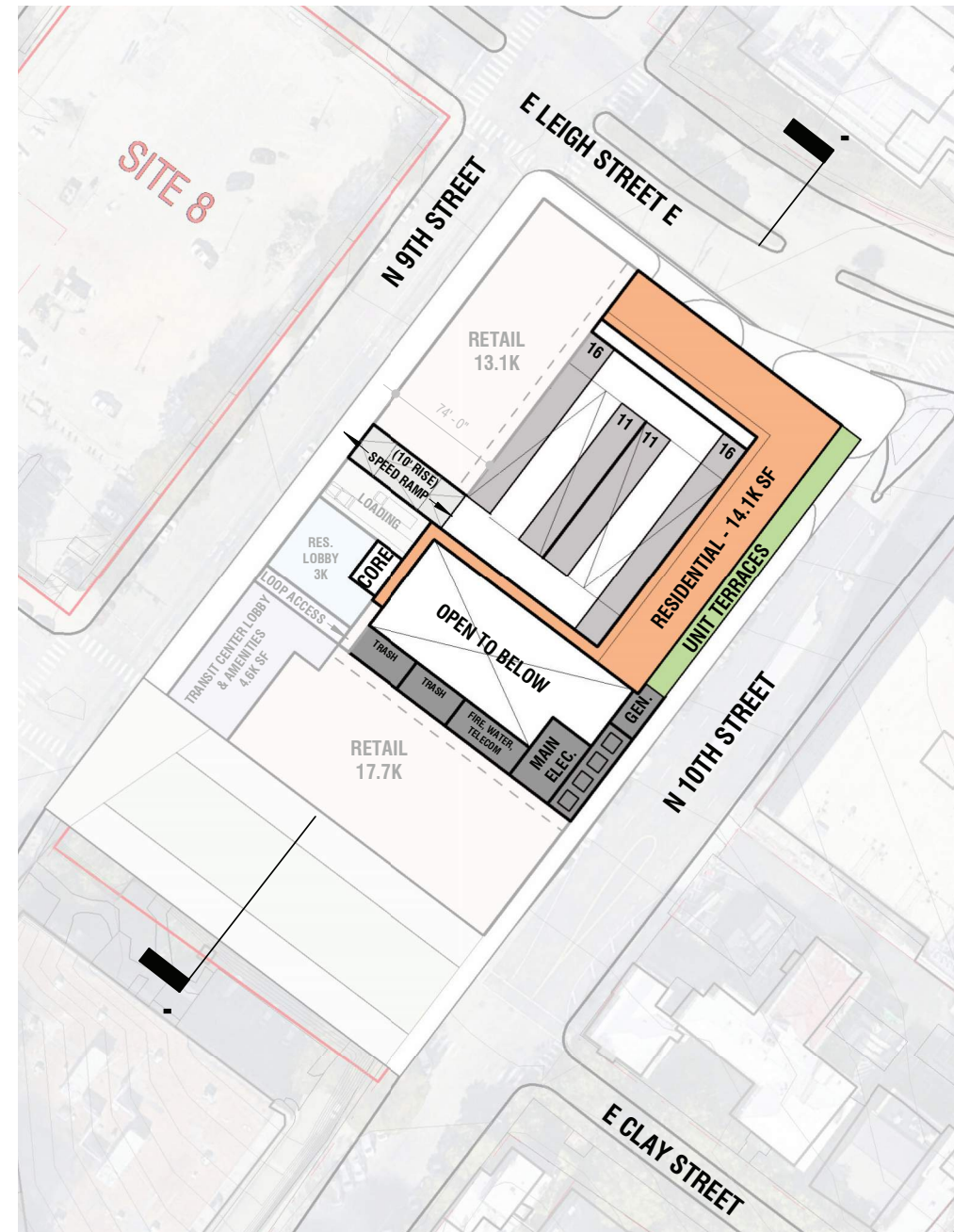
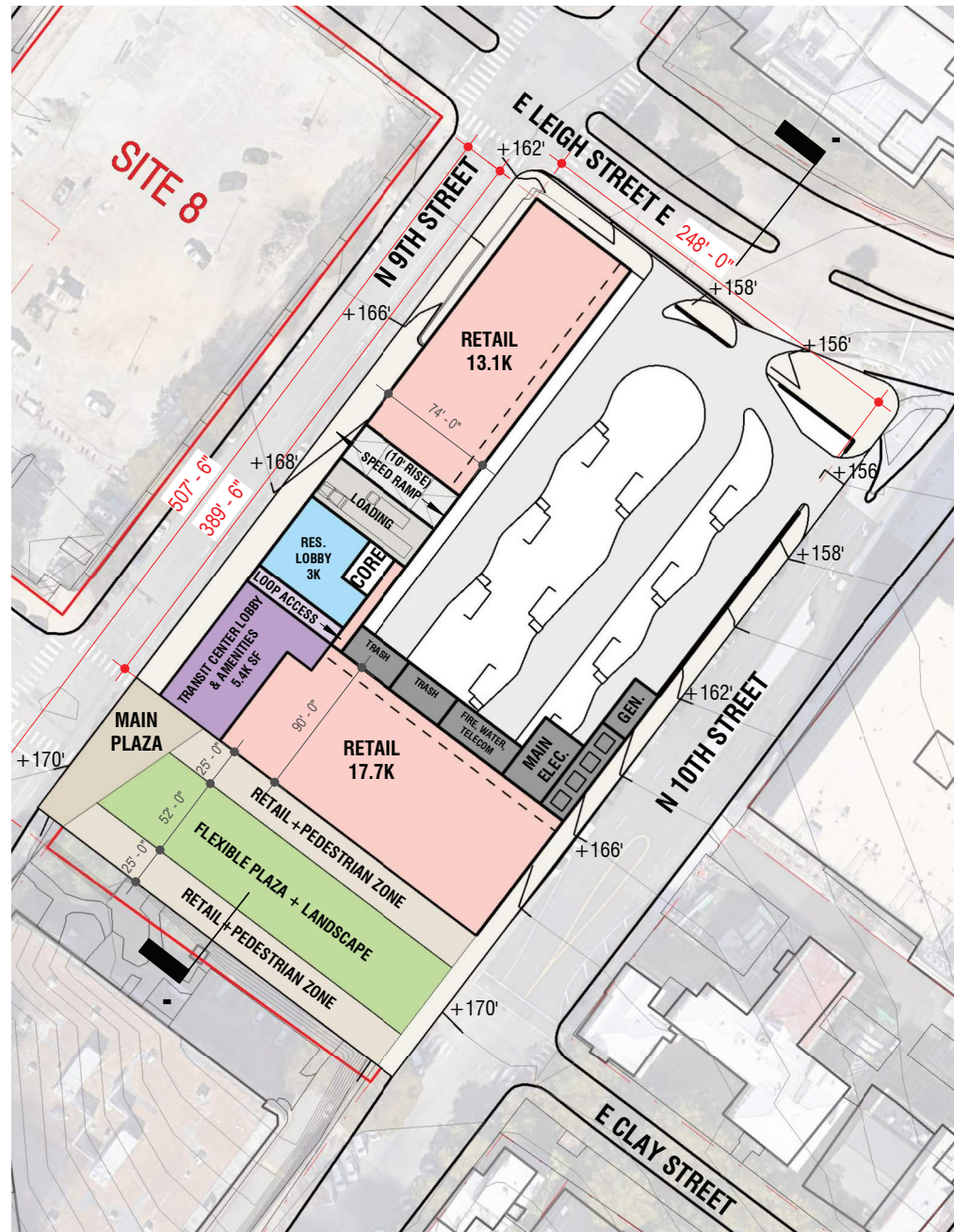
DOWNTOWN RICHMOND TRANSFER HUB

SITE 9 LOW-RISE SCHEME



SITE 9 - LOW-RISE SCHEME - MASSING & AXON DIAGRAM

DOWNTOWN RICHMOND TRANSFER HUB

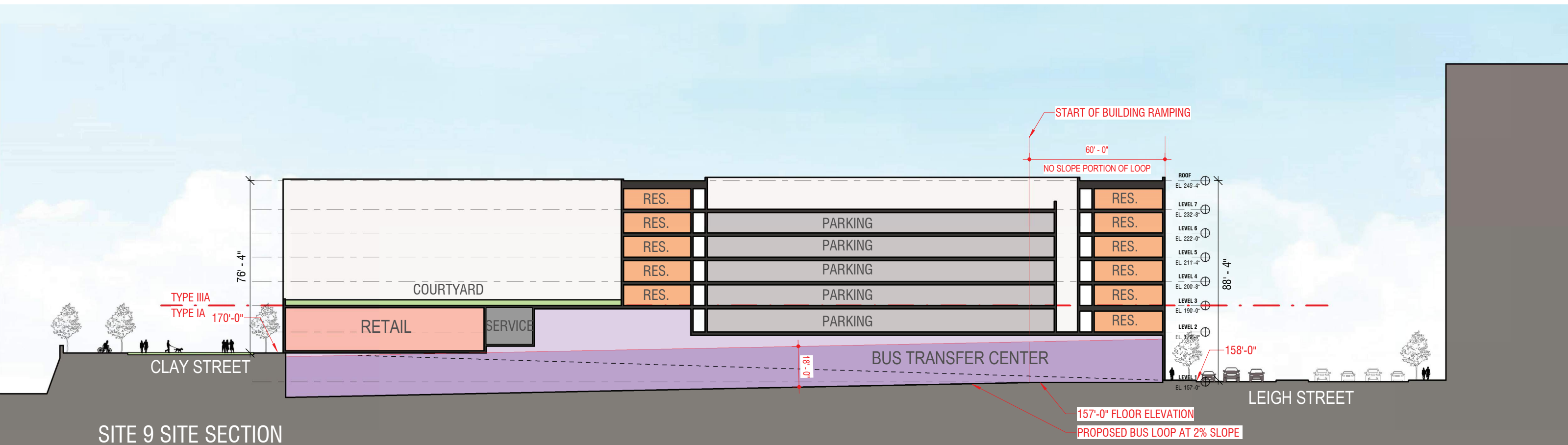


SITE 9 - LEVEL 1

SITE 9 - LEVEL 2

SITE 9 - TYPICAL LEVEL

SITE 9 - LOW-RISE SCHEME - BUILDING PLANS
DOWNTOWN RICHMOND TRANSFER HUB



SITE 9 - LOW-RISE SCHEME - BUILDING SECTION
DOWNTOWN RICHMOND TRANSFER HUB

SITE 9 - BUILDING GSF - PODIUM SCHEME						
	GRTC	RESIDENTIAL	PARKING	RETAIL	AMENITY	TOTAL
LEVEL 1	66,287	8,587	1,924	32,350	3,028	112,176
LEVEL 2	-	14,102	18,875	-	-	32,977
LEVEL 3	-	39,020	18,875	-	9,327	67,222
LEVEL 4	-	44,347	18,875	-	-	63,222
LEVEL 5	-	48,347	18,875	-	-	67,222
LEVEL 6	-	48,347	13,213	-	-	61,560
LEVEL 7	-	48,347	-	-	-	48,347
TOTAL	66,287	251,097	90,637	32,350	12,355	452,726

TYPE 1A
TYPE 3A

PARKING COUNT	
	PROVIDED
LEVEL 1	-
LEVEL 2	52
LEVEL 3	55
LEVEL 4	55
LEVEL 5	55
LEVEL 6	39
LEVEL 7	-
TOTAL	256
REQUIRED*	251

*ASSUMING 1 PARKING SPACE PER UNIT

TOTAL UNIT COUNT (1,000 GSF/UNIT)	251
--	------------

SITE 9 - PODIUM SCHEME - BUILDING MATRIX

DOWNTOWN RICHMOND TRANSFER HUB

SITE 9 - BUILDING GSF - PODIUM SCHEME - REDUCED PARKING						
	GRTC	RESIDENTIAL	PARKING	RETAIL	AMENITY	TOTAL
LEVEL 1	66,287	8,587	1,924	32,350	3,028	112,176
LEVEL 2	-	14,102	18,875	-	-	32,977
LEVEL 3	-	39,020	16,044	-	9,327	64,391
LEVEL 4	-	52,191	-	-	-	52,191
LEVEL 5	-	56,191	-	-	-	56,191
LEVEL 6	-	56,191	-	-	-	56,191
LEVEL 7	-	56,191	-	-	-	56,191
TOTAL	66,287	282,473	36,843	32,350	12,355	430,308

TYPE 1A
TYPE 3A

PARKING COUNT	
	PROVIDED
LEVEL 1	-
LEVEL 2	52
LEVEL 3	47
LEVEL 4	-
LEVEL 5	-
LEVEL 6	-
LEVEL 7	-
TOTAL	99
REQUIRED*	99

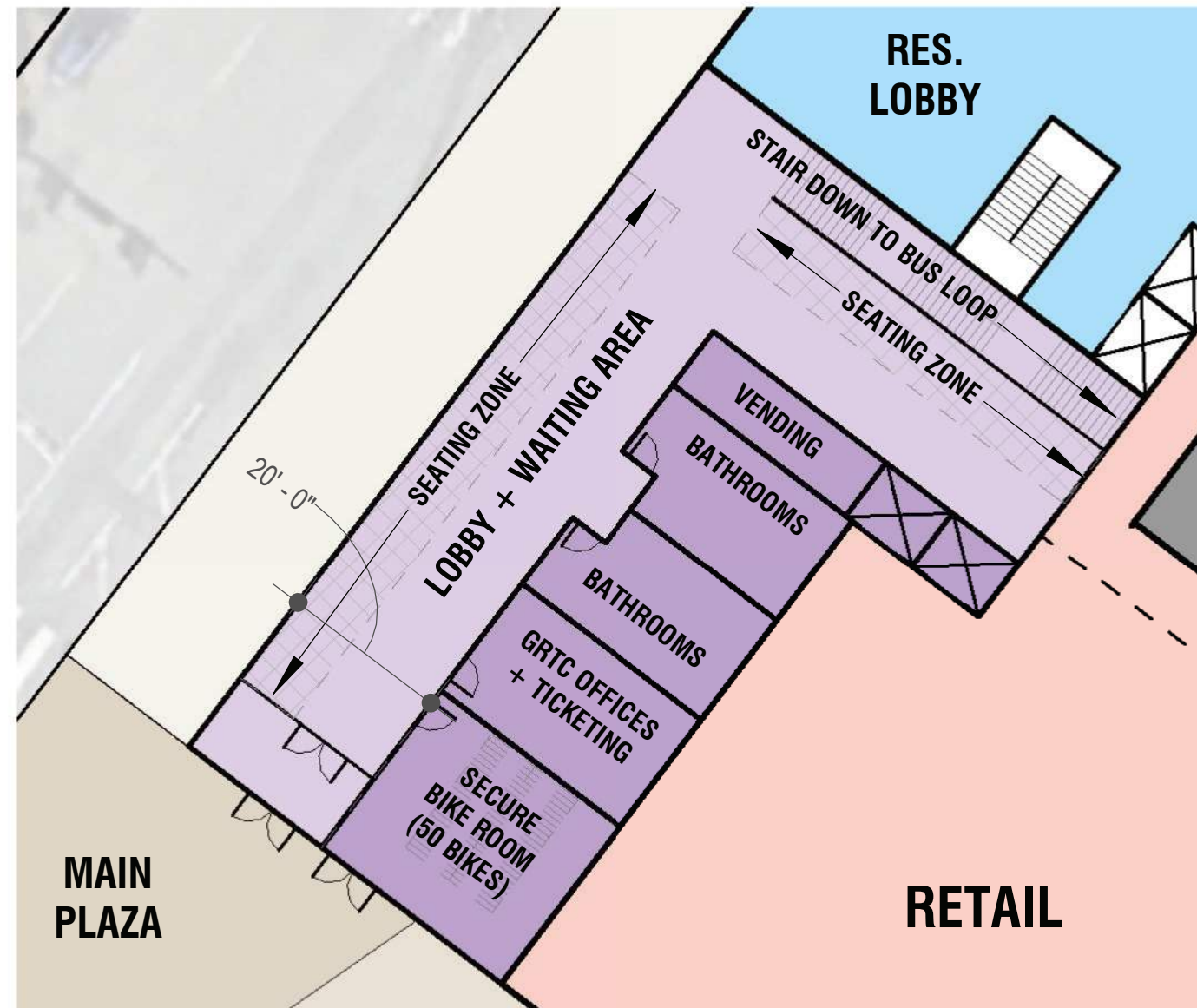
*ASSUMING .35 PARKING SPACE PER UNIT

TOTAL UNIT COUNT (1,000 GSF/UNIT)	282
--	------------

NOTE: THIS MATRIX SHOWS THE IMPACT OF REDUCING THE PARKING RATIO TO .35 SPACES/UNIT

SITE 9 - PODIUM SCHEME - BUILDING MATRIX - REDUCED PARKING RATIO

DOWNTOWN RICHMOND TRANSFER HUB



SITE 9 TRANSIT LOBBY & PROGRAM (5.4K)

NOTE: BUS OPERATOR PROGRAM AT LEVEL 1 OF SITE 9 DUE TO BUS LOOP PROXIMITY

SITES 8 & 9 - TRANSIT PROGRAM SAMPLE LAYOUT - SITE 9 SHOWN, SITE 8 SIMILAR

DOWNTOWN RICHMOND TRANSFER HUB