



Sycamore Grove



VDC

VIRGINIA DEVELOPMENT CONSORTIUM





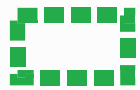




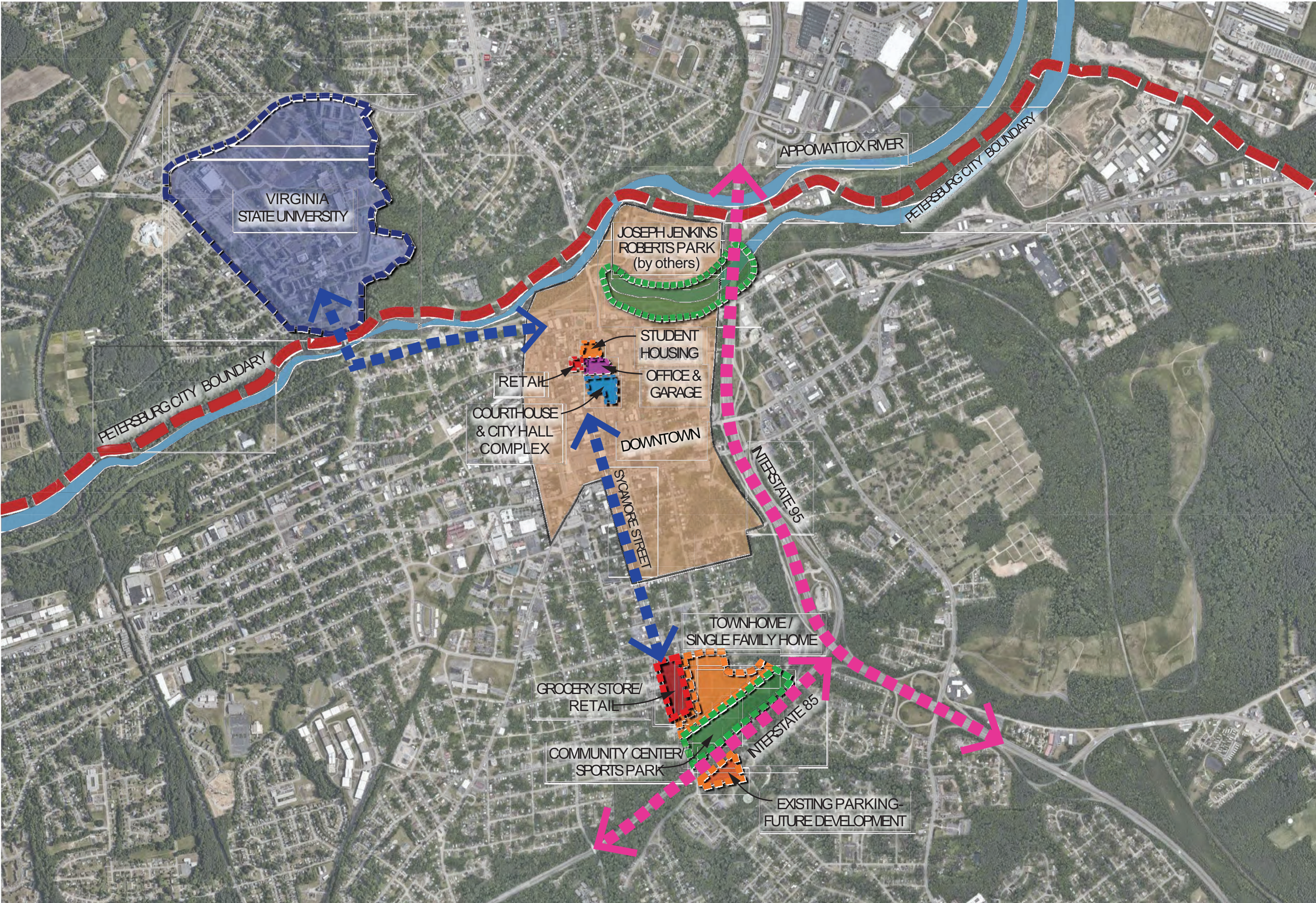
Virginia Development Consortium (VDC) is comprised of the following partners: Chairman, Elroy P. Sailor (The Prescott Group); Harold W. Johnson II and Nicole Cober Johnson, Esq. (Cober Johnson & Romney/CJR Development Partners); Steve Spiewak & Scott Moffat (CRISAK Construction); Faye Baker (Empowerment & Development Housing Resource Center); and Dr. Michael Roberts (The Roberts Companies). VDC in partnership with the City of Petersburg and the Commonwealth of Virginia, Hon. Governor Glenn Youngkin, will come together in “Partnership for Petersburg”, a Public Private Partnership that will deliver on the promise to create and drive economic transformation for both the residents and business community of Petersburg. The new community and commercial developments will be called "**Sycamore Grove**" and "**Adams North**". This collaborative, public private partnership has goals which include:

- Creating a Pathway to Homeownership and housing inventory with a blend of Workforce Housing and Community Development.
- Constructing Commercial and retail areas to reduce and eventually eliminate the problem of food disparities and food deserts. This area will include both an anchor grocer and a successful restaurant, “Southern Kitchen” and its award-winning owner and Food Network’s Chopped Master Chef Shane Roberts-Thomas and a bank.
- Establishing a Catalyst for Economic Development opportunities in Petersburg via financial incentives provided by local and state agencies.
- Creating job and contracting opportunities for residents and small businesses.



SITE INFORMATION

-  RESIDENTIAL
-  OFFICE
-  RETAIL
-  EDUCATION
-  PARK
-  HIGHWAY
-  DEVELOPMENT CORRIDOR



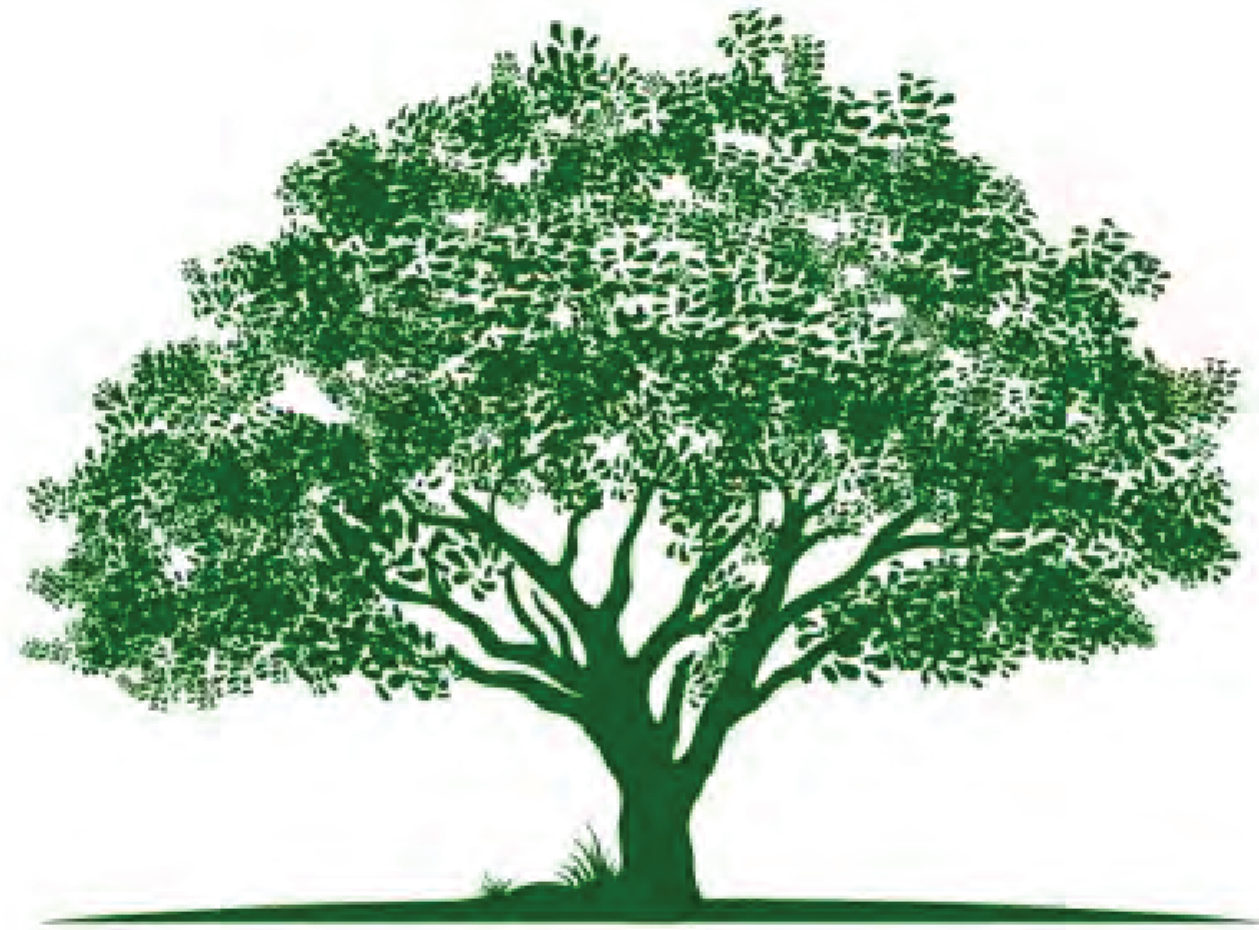
PETERSBURG SITE ANALYSIS

PETERSBURG, VA

CJR.008C.00D

A.003





Sycamore Grove



PERSPECTIVE

PETERSBURG, VA

SYCAMORE GROVE

CJR.008C.00D

A.005



SITE INFORMATION

SITE AREA: +/- 24 AC

EXISTING ZONING:

RB: OFFICE APARTMENT DISTRICT

R-1: SINGLE FAMILY RESIDENCE DISTRICT

USE:

RB: VACANT

R-1: RECREATIONAL & SURFACE PARKING



CONCEPTUAL SITE PLAN

SITE AREA: +/- 24 AC

RETAIL

GROCERY STORE:	43,290 GSF
IN-LINE RETAIL:	7,200 GSF
GAS STATION:	6,000 GSF
CORNER RETAIL:	7,200 GSF
RESTAURANT:	10,000 GSF
TOTAL RETAIL:	76,490 GSF

RETAIL PARKING REQUIRED:

GROCERY STORE:	4 SPACES/1000GSF =	173 SPACES
IN-LINE RETAIL:	1 SPACE/300 GSF =	24 SPACES
GAS STATION:	1 SPACE/125 GSF =	48 SPACES
CORNER RETAIL:	1 SPACE/300 GSF =	24 SPACES
RESTAURANT:	1 SPACE/100 GSF =	72 SPACES
TOTAL REQUIRED:		341 SPACES

TOTAL PROVIDED:

388 SPACES

RESIDENTIAL

UNITS:

• 24' X 50' FRONT LOADED TOWN HOUSE (2000SF):	61
• 20' X 36' REAR LOADED TOWN HOUSE (2000 SF):	23
• 16' X 36' REAR LOADED TOWN HOUSE (2000 SF):	27
• 22' X 50' REAR LOADED SF HOUSE (2000SF):	35
TOTAL RESIDENTIAL UNITS:	145

RESIDENTIAL PARKING REQUIRED:

TOWN HOUSES:	2 SPACES PER UNIT:	100
SF HOUSES:	2 SPACES PER UNIT:	64
TOTAL REQUIRED:		164

TOTAL PARKING SPACES PROVIDED:

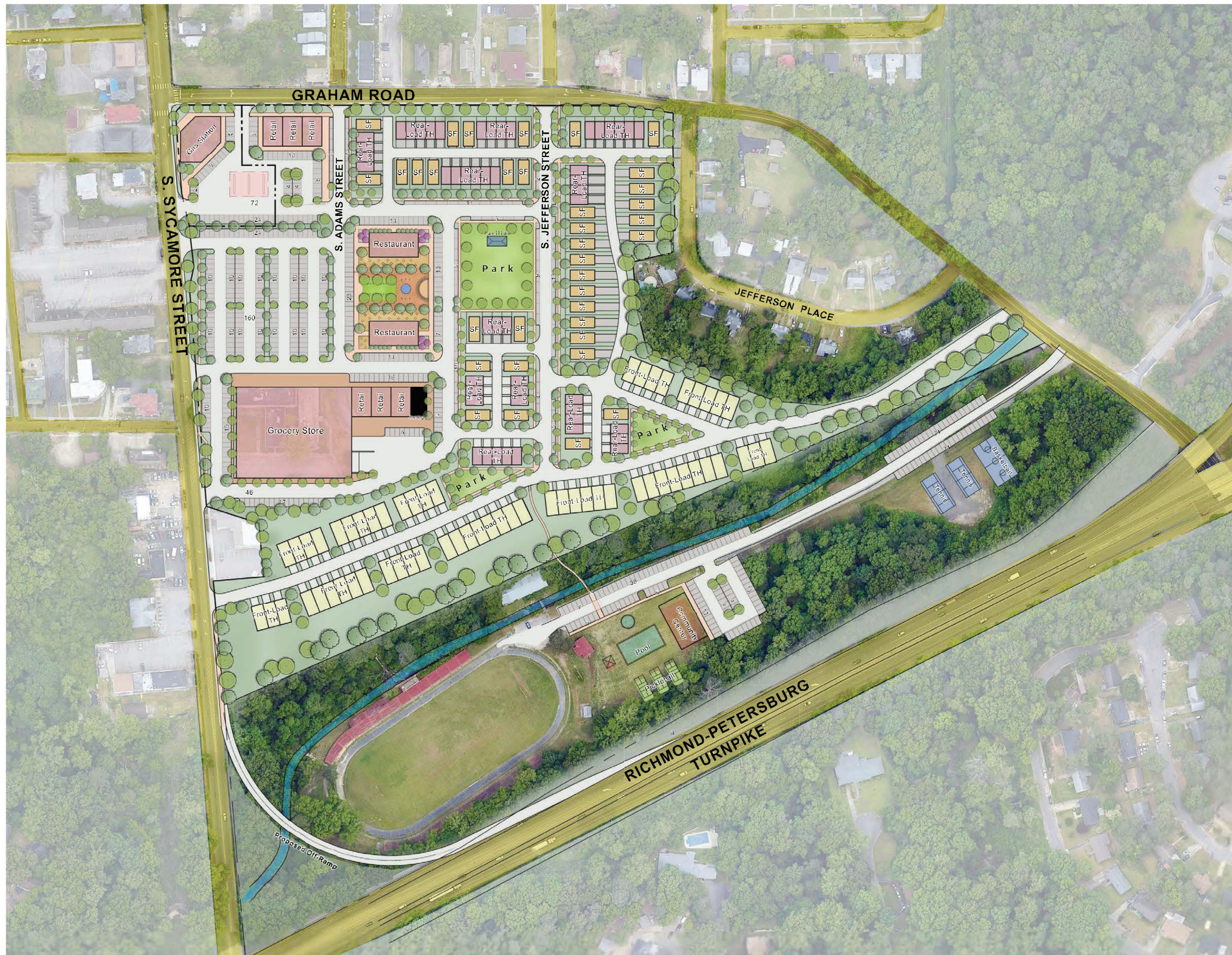
164

TOTAL ON-STREET PARKING PROVIDED:

75

TOTAL PARKING PROVIDED:

239

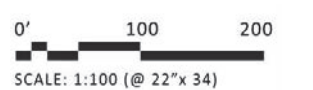


SYCAMORE GROVE

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A.007

PETERSBURG, VA



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PRECEDENTS

PETERSBURG, VA

SYCAMORE GROVE

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A.008



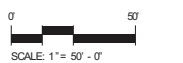
PERSPECTIVE

PETERSBURG, VA

SYCAMORE GROVE

CJR.008C.00D

A.009





PERSPECTIVE

PETERSBURG, VA

SYCAMORE GROVE

CJR.008C.00D

A.010

SYCAMORE GROVE

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TOTAL RESIDENTIAL UNITS: 145

RESIDENTIAL PARKING REQUIRED:

TOWN HOUSES:	2 SPACES PER UNIT:	100
SF HOUSES:	2 SPACES PER UNIT:	64
TOTAL REQUIRED:		164

TOTAL PARKING SPACES PROVIDED: 164

TOTAL ON-STREET PARKING PROVIDED: 75

TOTAL PARKING PROVIDED: 239

EXPANDING UPON A VISION TO
CREATE A GREAT PLACE

ADAMS NORTH

SITE INFORMATION

SITE 1: +/- 1.35 AC

SITE 2: +/- 1.34 AC



SITE ANALYSIS

**MIXED-USE: OFFICE, RESIDENTIAL, AND
RETAIL SITE**

CJR.008C.00D

A.014

PETERSBURG, VA

SITE INFORMATION

SITE 1: +/- 1.35 AC

- 5 LEVELS OF RESIDENTIAL OVER 3 LEVELS PARKING GARAGE

RESIDENTIAL AREA: 40,000 GSF/ LEVEL
 TOTAL RESIDENTIAL AREA (@ 5 LEVELS): 200,000 GSF
 LOBBY + AMENITIES: 6,000 GSF
 TOTAL RESIDENTIAL AREA: 206,000 GSF
 TOTAL UNITS (@1,050 GSF/ UNIT): **196 UNITS**

TOTAL RESIDENTIAL PARKING REQUIRED: **261 PS**
 (1 PS/1 BED, 2 PS/ 2 OR 3 BED UNIT, 66% 1 BED)

RETAIL 1 AREA: +/- 4,800 GSF
 TOTAL RETAIL 1 PARKING REQUIRED: **48 PS** (1 PS/100SF)

3 LEVELS OF PARKING GARAGE PROVIDED: +/- 371 PS

SITE 2: +/- 1.34 AC

- 7 LEVELS OFFICE BUILDING + RETAIL 2 @ PODIUM
 - 8 STORIES SHARED PARKING GARAGE WITH INLINE RETAIL(OFFICE AND RETAIL)
 - 1 STORY RETAIL 3

OFFICE AREA: +/- 24,000 GSF/ LEVEL
 OFFICE LOBBY AREA: +/- 10,000 GSF
 TOTAL OFFICE AREA (@ 6 LEVELS): +/- 154,000 GSF
 TOTAL OFFICE PARKING REQUIRED: **385 PS** (2.5 PS/1000SF)

RETAIL 2 AREA: +/- 8,000 GSF
 RETAIL 3 AREA: +/- 8,000 GSF
 RETAIL 4 AREA: +/- 8,000 GSF
 TOTAL RETAIL GSF: +/- 24,000 GSF
 TOTAL RETAIL PARKING REQUIRED: **240 PS** (1 PS/100SF)

TOTAL PARKING REQUIRED @ SITE 1 & 2: **686 PS**
 (SEE SHARED PARKING CHART BELOW)

TOTAL PARKING REQUIRED @ COURTS AND CITY HALL: **950 PS**

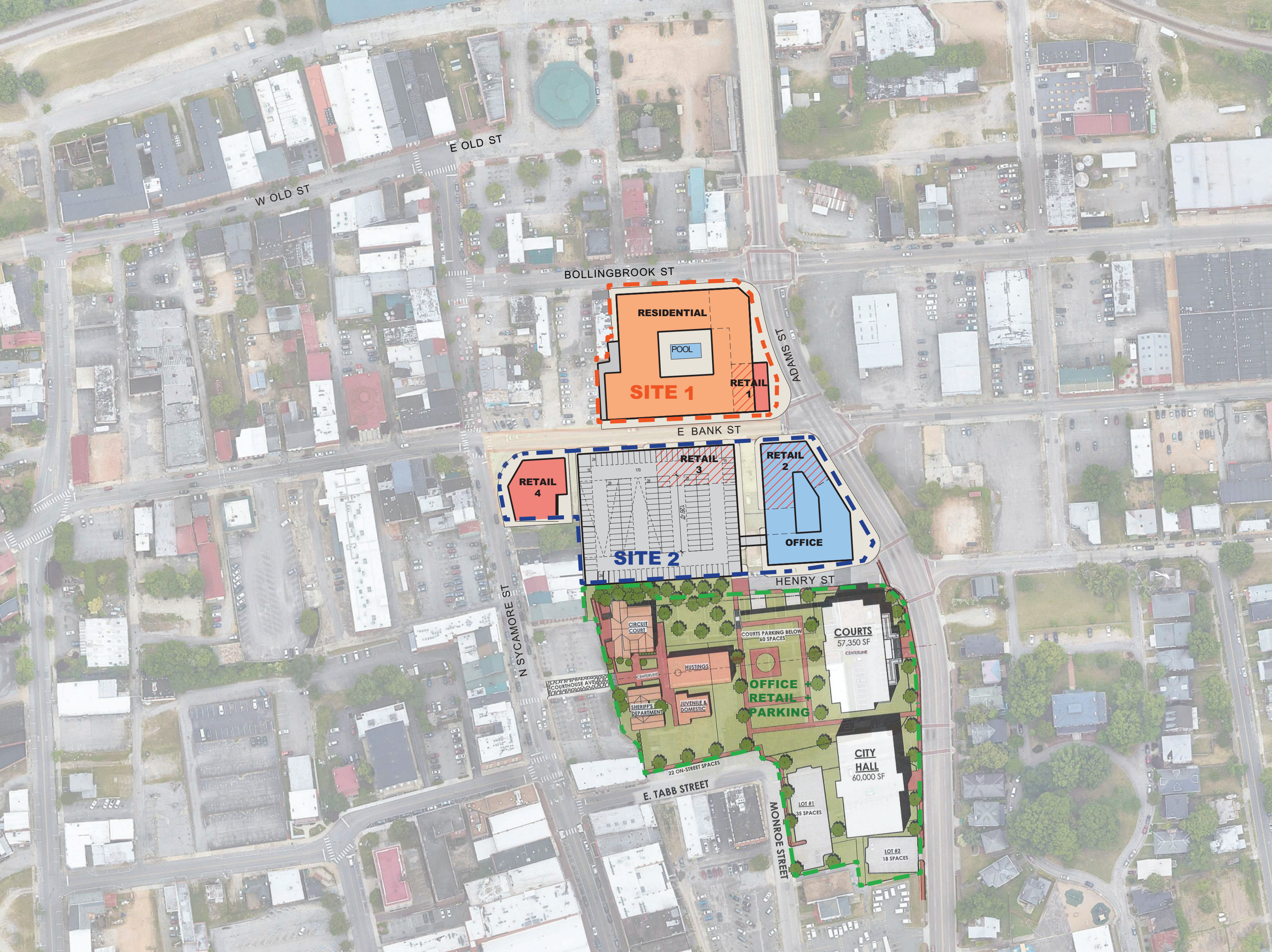
TOTAL SHARED PARKING REQUIRED: **1,636**

PARKING DECK: +/- 170 PS/LEVEL
 TOTAL SHARED PARKING PROVIDED
 @8 LEVELS OF PARKING DECK = +/- 1,314 PS

TOTAL SHARED PARKING PROVIDED (371 PS @ RESIDENTIAL PODIUM & 1,314 PS @ PARKING DECK) : +/- 1,685 PS

<SHARED PARKING CALCULATION>

USE	WEEKDAY		WEEKEND		NIGHTTIME
	DAYTIME	EVENING	DAYTIME	EVENING	Midnight-6am
Office (7 Levels) 154,000 GSF (2.5/1000)	385	385	39	39	20
Residential (196 Units) (1PS/1 bed, 2PL/2 or 3 bed, 66%1bed)	261	157	235	209	261
General Retail 28,800 GSF (1/100)	288	144	260	268	15
Total	686	534	534	457	236



SITE PLAN

PETERSBURG, VA

MIXED-USE: OFFICE, RESIDENTIAL, AND RETAIL SITE

CJR.008C.00D

A.015



PERSPECTIVE VIEW

MIXED-USE: OFFICE, RESIDENTIAL, AND
RETAIL SITE

A.016

PETERSBURG, VA

CJR.008C.00D





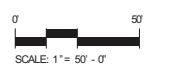
PRECEDENTS

PETERSBURG, VA

MIXED-USE: OFFICE, RESIDENTIAL, AND
RETAIL SITE

CJR.008C.00D

A.017



ADAMS NORTH

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TOTAL SHARED PARKING PROVIDED (371 PS @ RESIDENTIAL
PODIUM & 1,314 PS @ PARKING DECK) : +/- 1,685 PS

MANAGING PARTNERS

**Elroy P. Sailor, Chairman, The
Prescot Group**

**Nicole and Harold W. Johnson II,
CJR Development Partners**

PARTNERS

**Faye Baker, Empowerment and
Development Housing Resource
Center**

**Steve Spiewak, and Scott Moffat,
CRISAK Construction**

**Michael Roberts, The Roberts
Companies**

**Chris Lessard and Ayoub
Sarouphim, Lessard Design, Inc**

ABOUT US

The Virginia Development Consortium is comprised of leading experts in the areas of real estate mixed use development, general contractors, and entrepreneurs with an expertise in urban public private partnerships.

lessard STUDIO

Lessard Design is an international architecture and planning firm committed to creating environments that inspire connection, collaboration, community and commerce. Headquartered in the Washington, DC Metropolitan area, we have offices in Boston and Ahmedabad, India.

Our award-winning designs have been featured in the New York Times, the Wall Street Journal, The Washington Post, Urban Land Magazine, American Builders Quarterly, Design, Builder Magazine, Building Design & Construction, Multifamily Trends, Green Business Quarterly, and Inform Architecture & Design.

Lessard firm leaders have experience working in nearly 20 countries with projects in the Americas, Europe, Asia and the Middle East. Our understanding of global cultures is translated through design that is sensitive to cultural geographies, communities, traditions and values.

Lessard's diverse multi-disciplinary team provides the expertise to manage clients through all design phases - from feasibility, strategy and through construction.





The Woodlands
Glendale, MD
\$70 Million



Towne Square Mixed-Use Development
Suitland Md. \$600 Million

VDC Developments



Giant Grocery
Haymarket, VA
\$14 Million



Harris Teeters
Manassas, VA
\$ 12 Million



Shopping Center
Fairfax, VA
\$7 Million