

**Application for 1903 Semmes Ave  
to the Maggie Walker Community Land Trust and Richmond Land Bank**



Application submitted by:  
Commonwealth Catholic Charities Housing Corporation

Any questions, please contact:

Jay Brown  
CEO

[Jay.brown@cccova.org](mailto:Jay.brown@cccova.org)  
(804) 545-5975

Charles Hall  
Vice President of Housing  
[charles.hall@cccova.org](mailto:charles.hall@cccova.org)  
(401) 595-8290

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## **Project Overview**

Springhill is a national historic district on the south side of the Lee Bridge between Manchester and Woodland Heights with convenient access to the James River Park System including the 22<sup>nd</sup> Street Dry Rocks, Belle Isle, Buttermilk Trail, the Riverbed Trails and Canoe Run Park. The neighborhood also includes several convenient GRTC bus stops as well as apartments and housing for the elderly.

Our proposed development at 1903 Semmes adds 20 new senior living units with a smattering of onsite amenities (day lounges, activity rooms and a raised bed garden). The ground floor provides over 1500 SF for a neighborhood market.

The original community of Spring Hill was a bit larger (see 1876 Beers map below). The simple gabled three-story form along this remnant property aligns with the original grid of the community. Lap siding clads the upper two stories. Much of the ground level is clad in masonry. The building's southern façade is angled as if sliced by Semmes Avenue, a broad divided six lane boulevard at this point. The resulting elevation rises from west to east as if shielding the remaining intact neighborhood from the encroaching urban renewal.

1903 Semmes will achieve a Green Building Certification (EarthCraft Gold) as well as strive to meet Virginia's Department of Housing and Community Development (DHCD) Housing Innovations in Energy Efficiency (HIEE) requirements which include Zero Energy Ready Homes (ZERH). Both certifications will be verified by the program's administrator Viridiant. All lighting will be 100% LED and appliances such as the refrigerator, dishwasher and washing machine will all be EnergyStar rated and will meet or exceed all criteria for EPA EnergyStar certification. Each unit will be constructed to include universal design features and will be located on an accessible route available.

The site is currently zoned B-3 General Business District and so the proposed uses, 20 multifamily dwelling units located on the second- and third-floors and an attached small grocery store are permitted by-right uses. Since our proposed development includes more than ten dwelling units, we will need to pursue a plan of development for our project prior to obtaining a building permit.

As part of our project and proposal, Commonwealth Catholic Charities is committed to providing on-site tenant specific services based upon resident surveys completed during move-in. Services provided by CCC would change over time as both tenants and tenant preferences change. A list of potential services that CCC could provide are listed below:

- a. Housing and Financial Counseling – work with tenants to improve credit scores, create a workable budget, purchase a home, or avoid eviction. CCC's certified financial and housing counselors can help develop a plan to achieve financial goals through one-on-one counseling and classes and workshops.
- b. Development Disabilities – provide case management services for individuals with a developmental disability under the Family and Individual supports (FIS) and Community Living (CL) Waivers.
- c. Workforce Development – CCC's Employment Navigators can help tenants enter, succeed, and advance in the workplace. CCC works with a variety of community partners to provide services such as career readiness assessments, skills training, job placement, resume building, and interview practice and preparation.
- d. Independence for Seniors – provide Call Reassurance and Caregiver Relief services for seniors. Our senior programs also promote positive cognitive health through a lending library with books, magazines, adult coloring pages, and word search puzzles.

- e. Interpreter and Translation Services – CCC trained interpreters accurately and efficiently translate a variety of languages to meet any number of business needs. We provide services in the following languages: ASL, Arabic, Amharic, Bosnian, Burmese, Chin, Chinese, Chinese Mandarin, Creole, Croatian, Dari, Dinka, Farsi, French, German, Haitian Creole, Hindi, Hungarian, Japanese, Kirundi, Korean, Kurdish, Mongolian, Nepali, Pashtu, Polish, Portuguese, Romanian, Russian, Somali, Spanish, Swahili, Tagalog, Tigrinya, Urdu, Vietmanese.
- f. Counseling Services – provide individual or group counseling to tenant’s dealing with depression, anxiety, grief, anger management, domestic violence, marital problems, adolescent self-esteem and self-harm, and trauma.
- g. Food insecurity – ensure tenants have access to food and nutritional supplements. CCC operates a local food pantry dedicated to combating hunger and food insecurity in the Richmond area.
- h. Refugee Resettlement and Support – support tenants who have recently been relocated as refugees including initial housing placement, case management, school enrollment and follow-up, health and language support, and education and employment services.

A list of programs and services for which Commonwealth Catholic Charities is accredited to provide by the Council on Accreditation (COA) is included on the following pages.



# COUNCIL ON ACCREDITATION

attests that

**Commonwealth Catholic Charities**  
**Richmond, VA**

is accredited, achieving the highest standards of professional practice for the services it provides.

**Accredited through**  
**4/30/2025**

A stylized, cursive signature in black ink, appearing to read "Jody Levison-Johnson".

Jody Levison-Johnson  
President & CEO

A stylized, cursive signature in black ink, appearing to read "Nancy R. Droesch".

Nancy R. Droesch  
Chair, Board of Trustees

March 12, 2021

Jay Brown  
CEO/Executive Director  
Commonwealth Catholic Charities  
1601 Rolling Hills Drive  
Richmond, VA 23229

Dear Mr. Jay Brown:

It is our great pleasure to inform you that the Council on Accreditation (COA) has approved the accreditation of **Commonwealth Catholic Charities** through **April 30, 2025**. Let me again say how significant this achievement is! It represents the fulfillment of countless hours of hard work and the dedication of many people—most notably your staff and the members of your board and/or leadership. Please extend my congratulations to them.

This formal notification includes a list of programs and services for which **Commonwealth Catholic Charities** is accredited, as well as your Final Accreditation Report (FAR). A plaque attesting to your agency's accredited status will be sent to you shortly.

Your Final Accreditation Report (FAR) is an important and incredibly valuable document. It contains the observations and recommendations of your Peer Reviewer colleagues based on your self-study and site visit. In essence, the FAR provides a unique view of your organization as seen through the eyes of highly experienced professionals. In it you will find a copy of the full accreditation ratings for all Purpose, Core, and Practice standards, identifying the Fundamental Practice standards. It may also contain any noted organizational strengths and areas for opportunities.

Please refer to the Promotional Tool Kit web page to find resources that can assist you with leveraging your organization's COA accreditation to internal and external stakeholders.

Private: <http://coanet.org/accreditation/private-organization-accreditation/promote-your-accreditation/>

Public: <http://coanet.org/accreditation/public-agency-accreditation/promote-your-accreditation/>

Canadian: <http://coanet.org/accreditation/canadian-organisation-accreditation/promote-your-accreditation/>

At the very least, however, we recommend that you provide relevant excerpts to those members of your staff who are directly responsible for the respective findings. Should you do so, please explain that the report is intended to be *constructive*, and that the goal is to provide specific, tangible examples of how they can make your organization even stronger and even better.

Having said that, you should know that those ratings for which you did not demonstrate implementation should be addressed through your PQI process.

Even though they did not require correction in order to achieve accreditation, they will be made a part of your file and reviewed during your next accreditation cycle. Remember, COA accreditation is not an end in and of itself. Rather, it is a process by which your organization can consistently strive for and achieve new levels of excellence.

Finally, let me say that your relationship with COA does not end with this letter. Ours is a partnership. As such, I would ask that you feel free to share with me your ideas and concerns. Additionally, please feel free to contact Tobi Murch, Director of Volunteer Engagement, either by email at [tmurch@coanet.org](mailto:tmurch@coanet.org) or by telephone at 212-797-3000, extension 272, if you have any questions. Together we can enrich the lives of children, individuals, and families in need everywhere.

We are proud to be associated with you and your colleagues. We wish you the very best in your continuing service to persons in your community. *That is the power of accreditation.*

Sincerely,

A handwritten signature in black ink, appearing to be 'Jody Levison-Johnson', with a long, sweeping flourish extending to the right.

Jody Levison-Johnson  
President and Chief Executive Officer

Attachment

Commonwealth Catholic Charities  
Organization ID: 549  
Private Standards

Expiration date: April 30, 2025

The accreditation of Commonwealth Catholic Charities includes the following services and associated programs:

Program Name	COA Service Standard(s)	Service Subsections
Adoptions	Adoption Services (AS)	
Children's Shelter	Services for Unaccompanied Children (UC)	
Counseling	Counseling Support & Education Svs (CSE)	
Developmental Disability Waiver Case Management	Case Management Services (CM)	SDA: Developmental Disabilities
Housing and Financial Counseling	Financial Education and Counseling Services (FEC)	
Housing Opportunities For Persons With HIV/AIDS	Generic Service Summary (GSS)	
Housing Resource Center	Counseling Support & Education Svs (CSE)	CSE: Information and Referral Services
Independence for Seniors	Generic Service Summary (GSS)	
Local Public Guardianship and Conservator Program	Adult Guardianship (AG)	
Pregnancy Counseling	Pregnancy Support Services (PS)	



Refugee Resettlement	Refugee Resettlement Services (RRS), Workforce Dvlpmnt & Support Svs (WDS)	
Supportative Housing	Housing Stabilization and Community Living Services (HSCL); Outreach Services (OS)	
Treatment Foster Care	Family Foster Care and Kinship Care (FKC)	
Unaccompanied Alien Children's Program	Family Foster Care and Kinship Care (FKC)	
Unaccompanied Refugee Minors	Family Foster Care and Kinship Care (FKC)	
Workforce Development	Workforce Dvlpmnt & Support Svs (WDS)	

## **Project Applicant's Experience**

As the applicant, Commonwealth Catholic Charities Housing Corporation will be the owner, developer, and sponsor of the project located at 1903 Semmes. While CCCHC is a relatively new organization, formed in 2017, our team including the architect and general contractor bring a wealth of experience development, design, and construction of affordable housing.

CCCHC is currently working on a similar 56-unit project, the Saint Elizabeth Apartments, located in Richmond's Northside neighborhood of Green Park. The Saint Elizabeth Apartments are being built on currently vacant land that was previously a Catholic day school. Because we believe hands-on neighborhood engagement produces better plans and better outcomes, between 2019 and 2021, CCCHC held over 15 community meetings with adjacent property owners as well as Green Park community groups including St. Elizabeth Catholic Church, 5<sup>th</sup> Street Baptist, Green Park Civic Association, Highland Park Quality of Life, 6PIC, and Richmond City Councilmember Ellen Robertson. Discussions with community groups helped inform the building design (early to mid-century "foursquare") and acceptable density, as well as the creation of a neighborhood trail linking the Saint Elizabeth Apartments to the Overby-Sheppard Elementary School.

In addition, CCCHC recently hired (April 2021) a new Vice President of Housing, Charles Hall, who brings with him a wealth of experience developing housing both within Virginia and also Washington State. He has worked on both new construction and in-place rehabilitation projects using a variety of funding sources including 4% and 9% LIHTCs, City of Seattle Office of Housing, FEMA Pre-Disaster Mitigation funds, FHLB AHP and Weatherization grants. Charles brings with him a diverse set of skills leveraging public, private and community partnerships to build truly unique and transformative developments.

- "Station House" apartments – the new construction of 110 apartments as part of a larger transit-oriented, mixed-income and mixed-use development that surrounds the Capitol Hill light rail station. Total Development Cost to construct Station House were \$35,626,844. Financing sources include Permanent Loan, City of Seattle Office of Housing, King County Capital Funds, 4% LIHTC, and Deferred Developer Fee.
- "Capitol Hill Portfolio 1" – the rehabilitation (re-syndication) of 136 apartments across 4 separate buildings. Total Development Cost to rehabilitate CHP1 were \$46,852,156. Total Financing sources include Permanent Loan, City of Seattle Office of Housing, Sellers Note, Capital Campaign, Housing Trust Fund, Housing Partnership Network, Deferred Developer Fee, 4% LIHTC, and Federal Emergency Management Agency funds. The FEMA funds used to complete a seismic retrofit of one of the buildings were the first to be awarded to an affordable housing project in City of Seattle.
- "Heartwood" -the new construction of affordable and workforce housing without the use of any public subsidy or LIHTC. Heartwood recently closed on its equity financing Q4 2022.
- "Pride Place" – the new construction of 118 apartments and Seattle's first LGBTQ-affirmative senior affordable building. In addition to housing, Pride Place project includes a 4,400-square-foot LGBTQ senior community center and 3,600 square feet of commercial retail space. Pride Place recently closed on its project financing and broke ground Q4 2021.

In thinking through our partners for the development of 1903 Semmes Avenue, we made sure to include organizations with both a depth of experience in the development of affordable housing both as individuals as well as a history of working together as a team.

Commonwealth Catholic Charities Housing Corporation will be responsible for the long-term operations and compliance of Saint Elizabeth Apartments. Commonwealth Catholic Charities Housing Corporation plans to hire a qualified, and experienced affordable housing development management company to perform property management, leasing, and compliance for Saint Elizabeth Apartments. The selected third-party firm will follow all Richmond, Virginia, and Federal Housing guidelines including Virginia Housing and DHCD requirements. An on-site property manager has been budgeted to handle all day-to-day operations and tenant related concerns.

For our project architect and general contractor, we selected Baskervill and Emerge Construction. Respectively. Each has extensive experience in the affordable housing market and local experience with the City of Richmond. Our dedicated team of partners has worked on dozens of projects in the Central Virginia Region.

Baskervill and Emerge Construction qualifications and breakout sheets listing relevant projects are included at the end of this application.

## Estimated project timeline

We are proposing the following timeline for 1903 Semmes Avenue:

<b>Task</b>	<b>Date</b>	<b>Duration</b>	<b>Notes</b>
Submit application to MWCLT	4/3/2023		
Receive award notice from MWCLT	5/1/2023		If the award is delayed, please extend the rest of the schedule
Begin community engagement with Springhill and stakeholder groups	5/15/2023	6 months	Can be shortened or extended as necessary.
Submit a Plan of Development application to the City	11/6/2023	3 months	
Submit financing applications	Richmond HTF 2/2024 VA LIHTC 3/2024 DHCD HTF & HIEE 4/2024	6 months	Award announcements can be up to 6 months after submission
Begin Project Drawings (design development, construction)	7/15/2024	6 months	
Submit drawings for 3 <sup>rd</sup> party review	1/15/2025	3 months	
Close on construction financing	6/1/2025		
Begin construction	6/15/2025	10 months	
Begin pre-leasing	1/15/2026		5 units per month
Complete construction	4/15/2026		
Complete lease-up	5/15/2026		

**Project Budget**



**PROJECT BUDGET AND TIMELINE TEMPLATE**

Estimated Project Costs			Description of Rehabilitation Work	
	Material	Labor		
Architectural/Engineering	\$ 434,800	\$	Phase 1 Length of Time:	1.
Permits	\$ 171,800	\$		2.
Lead/Asbestos Removal	\$	\$		3.
Stabilization/Demo	\$	\$		4.
Site Work-Yard	\$ 195,920.00	\$	Phase 2 Length of Time:	1.
Framing & Decking	\$ 673,840.00	\$		2.
Windows & Doors	\$ 184,920.00	\$		3.
Exterior/Roof	\$ 453,680.00	\$		4.
Electrical & Plumbing*	\$ 720,000.00	\$	Phase 3 Length of Time:	1.
HVAC	\$ 240,000.00	\$		2.
Casework	\$ 138,740.00	\$		3.
Interior	\$ 739,560.00	\$		4.
<b>Total Rehab Improvement Costs</b>	<b>\$ 4,554,266.90</b>		Phase 4 Length of Time:	1.
				2.
				3.
				4.

\*Licensed contractor required in the City of Richmond

NOTE: The maximum allotted time for a rehab is 18 months.

Architectural/Engineering includes architectural, engineering, and construction management fees.  
 Permits include building permit, land disturbance, water, sewer and utility connection fees, etc.

### **Draft Conceptual Plan for 1903 Semmes**

1903 Semmes Ave is zoned B-3 General Business District. Although B-3 zoning includes a variety of permitted principal and accessory uses including tenant dwelling units and a small grocer, it requires a rear setback of 20 feet. In addition, 1903 Semmes includes significant grade from the rear alley at W 19<sup>th</sup> Street sloping southwards towards Semmes Ave and W 20<sup>th</sup> Street. Finally, because W 19<sup>th</sup> Street dead-ends just before Semmes prioritizing parking and site access were important to ensure that any new traffic generated by our development does not severely impact the neighborhood.





**ZONING:**

CODE OF THE CITY OF RICHMOND,  
 VIRGINIA 2020

**ZONING DISTRICT:**

B-3

**PERMITTED LAND USE:**

DWELLING UNITS

**MAX BLDG HEIGHT:**

35' MAX:  
 UP TO 60' WHERE ALL YARDS HAVE AN  
 ADDITIONAL 1'-0" PER 1' INCREASE IN  
 HEIGHT

**OPEN SPACE REQ.**

USABLE OPEN SPACE OF NOT LESS  
 THAN .25

**SETBACKS**

**FRONT:** NONE

**SIDE:** NONE

**REAR:** 20' MIN. WHEN ABUTTING OR  
 ACROSS AN ALLEY THAT IS ABUTTING  
 AN R DISTRICT

**OFF-STREET PARKING:**

NONE FOR 1 TO 3 UNITS; OTHERWISE 1  
 PER 4 DWELLING UNITS





**BLDG HEIGHT:**

44'-0" (measured to mid-slope) (3 LEVELS):

1ST FLOOR: 12'-6"

2ND & 3RD FLOOR: 11'-0"

**YIELD:**

TOTAL # OF UNITS: 20 1 BR/1 BA

TOTAL BUILDING SF: 23,100

**SETBACKS**

**FRONT:** NONE

**SIDE:** NONE

**REAR:** 20' MIN. WHEN ABUTTING OR ACROSS AN ALLEY THAT IS ABUTTING AN R DISTRICT

**OFF-STREET PARKING REQ'D:**

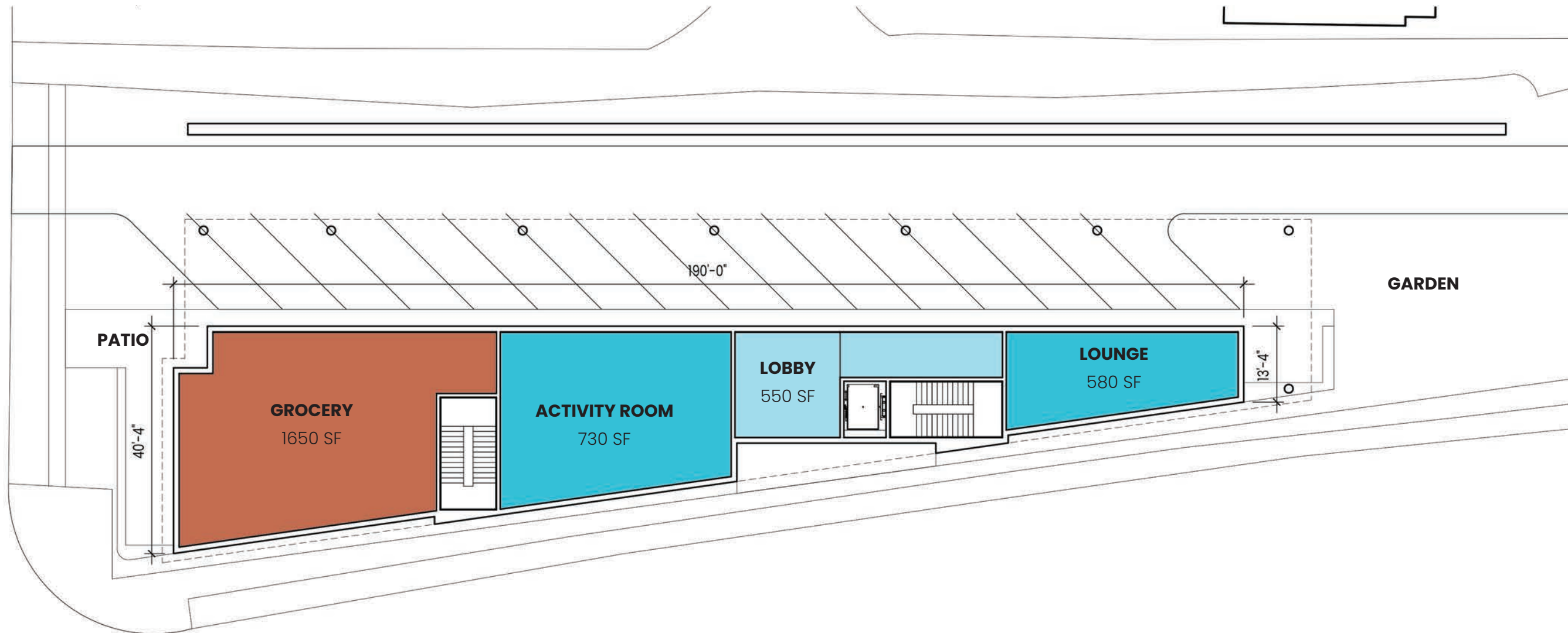
HOUSING: 4 STALLS

RETAIL: 5 STALLS

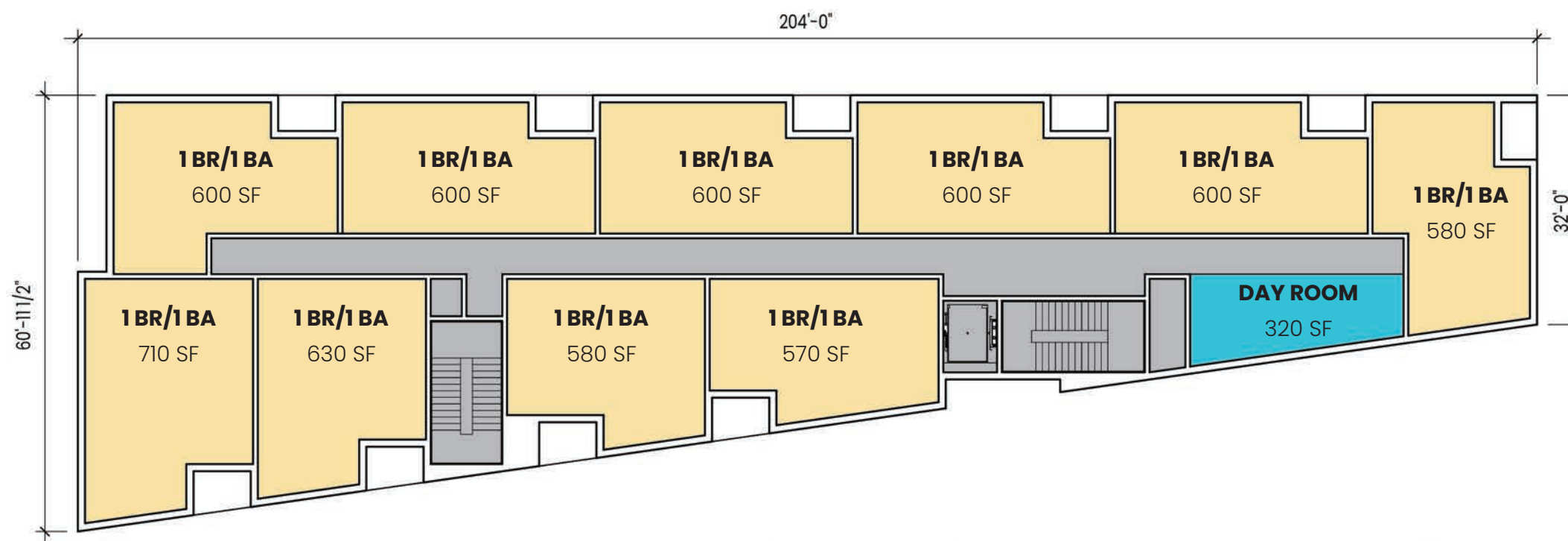
**OFF-STREET PARKING PROV.:**

HOUSING: 13 STALLS

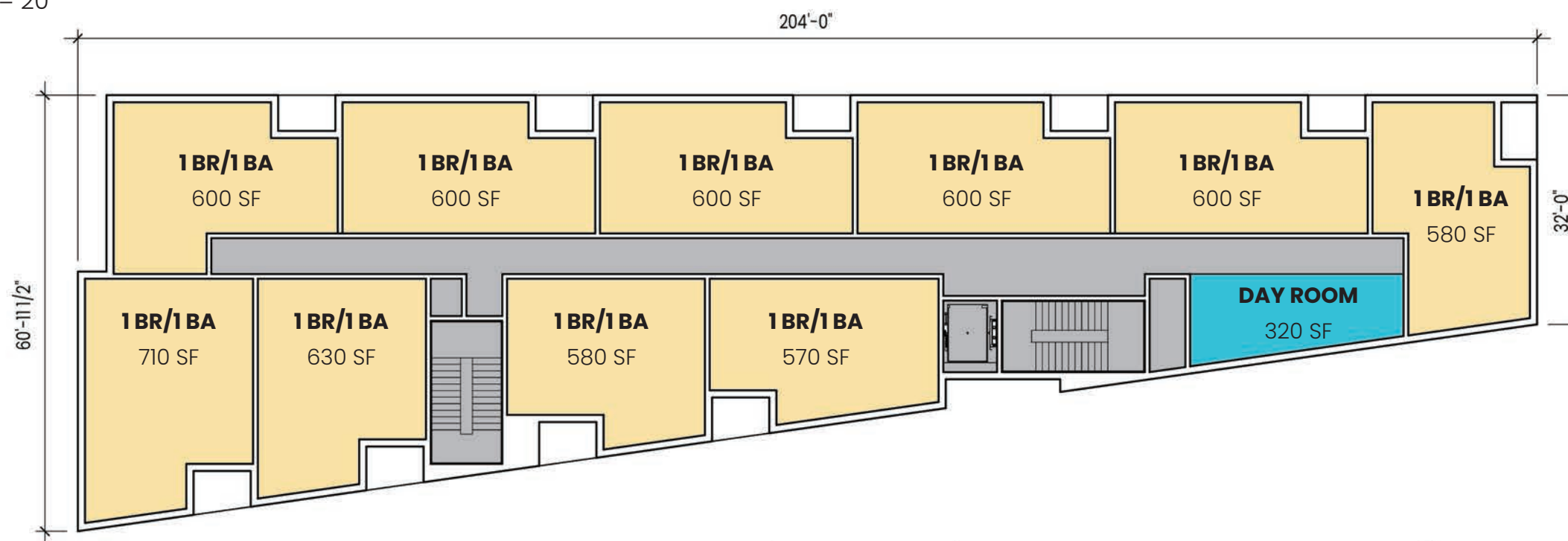
RETAIL: 5 STALLS



FIRST FLOOR PLAN  
1" = 20'



SECOND FLOOR PLAN  
1" = 20'



THIRD FLOOR PLAN  
1" = 20'

## MATERIALS OUTLINE

- Masonry Veneer - 3,800 SF
- Siding - 12,800 SF
- Windows | 42 x 54 Casement - qty. - 54
- 8' Patio Doors - qty. - 16
- Storefront | 72 x 84 Units - qty. - 18



SOUTH ELEVATION  
 1" = 20'



EAST ELEVATION  
 1" = 20'



NORTH ELEVATION  
 1" = 20'



WEST ELEVATION  
 1" = 20'





## Rental Management Plan and Philosophy

Commonwealth Catholic Charities Housing Corporation as the project manager and developer, will manage all aspects of predevelopment, project design, entitlements, construction supervision through building certificate of occupancy. Commonwealth Catholic Charities Housing Corporation will be responsible for the long-term operations and compliance of Saint Elizabeth Apartments however we plan to hire a qualified, and experienced affordable housing development management company to perform both property management and compliance. Since we have not yet finalized the project design nor target demographic of 1903 Semmes, we have not yet selected a property manager. The selected third-party firm, however, will follow all Virginia Housing, DHCD, and City of Richmond operations, property management and compliance requirements.

A draft expense budget for 1903 Semmes is included below.

<b>Saint Elizabeth Apartments Operating Budget</b>	
<b>Item</b>	<b>Amount</b>
Advertising/Marketing	\$2,000
Office Supplies	\$1,500
Management Fee	\$14,650
Manager Salaries	\$20,000
Legal	\$4,000
Auditing	\$6,000
Bookkeeping/Accounting Fees	\$3,000
Telephone & Answering Service	\$2,500
Tax Credit Monitoring Fee	\$2,500
Miscellaneous Administrative	\$9,000
Electricity	\$2,000
Water	\$1,500
Sewer	\$1,500
Janitor/Cleaning Supplies	\$1,000
Janitor/Cleaning Contract	\$6,000
Exterminating	\$2,500
Trash Removal	\$4,000
Grounds Supplies	\$2,000
Grounds Contract	\$3,000
Maintenance Repairs/Material	\$5,000
Repairs Contract	\$5,500
HVAC Repairs/Maintenance	\$3,500
Snow Removal	\$2,000
Decorating/Payroll/Contract	\$4,500
Payroll Taxes	
Property and Liability Insurance	\$15,000
Property & Liability Insurance	\$8,500
Health Insurance and Benefits	\$7,500
Total taxes and Insurance	\$31,000
<b>Total Operating Expense</b>	<b>\$140,150</b>
<b>Operating Expense per unit</b>	<b>\$7,008/unit</b>

### **Reasons for interest in the property**

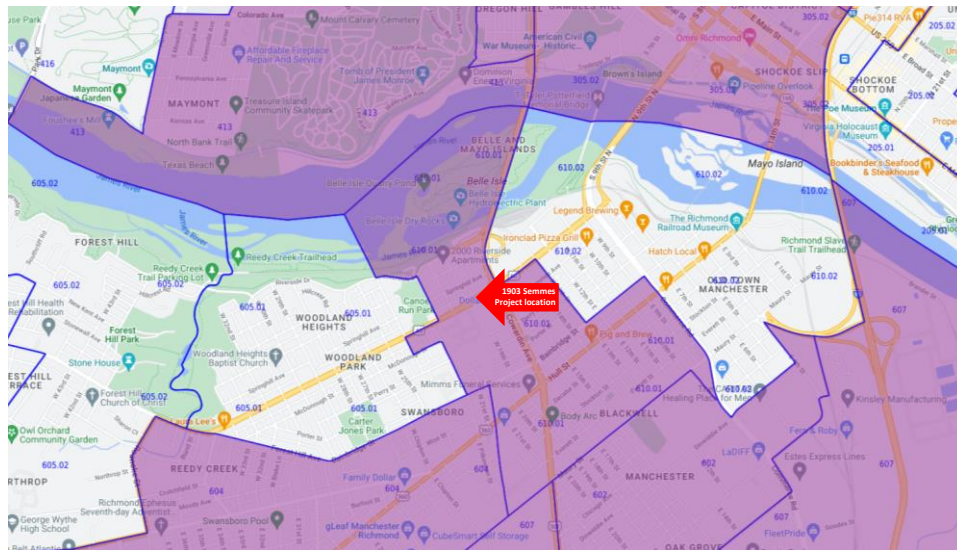
The project site at 1903 Semmes Ave is an ideal location for a senior (55+) affordable mixed-use project due to its location within the quiet and residential Springhill neighborhood, proximity to parks (James River Park system, Belle Isle, and Canoe Run Park), area amenities (downtown, VCU, Manchester, etc.), and access to public transportation (2A, 2B, 2C, 87 Bus routes) and commercial routes (Belvidere and 9<sup>th</sup> Street bridges and Downtown Expressway). Additionally, the project site is located within a Qualified Census Tract which improves its chances of being awarded subsidized funding such as Low-Income Housing Tax Credits.

Finally, several of our team members either currently live near the project site or actively commute along Semmes Ave and so the continued development along Semmes Avenue is important to their quality of life.



## How does your project address community inequities?

Using data found within [www.censusreporter.org](http://www.censusreporter.org) for Census Tract 610.01 which includes Springhill but also the surrounding neighborhoods, we understand the following:



- The median age of the 1,159 residents within Census Tract 610.01 is 40.8 years old.
- Of those 1,159 residents, almost 25% are over the age of 50.
- The per capita income is \$39,649 whereas the median household income is \$48,521.

Thinking through how our project will benefit the community and address existing inequities must begin with the affordability of the housing. Apartment rents across the Richmond region have grown over the past decade. In particular however apartments rents within Southside Richmond have grown much more quickly than the surrounding neighborhoods. Since 2016 rents in Southside have increased by almost 40% according to a Partnership for Housing Affordability study completed last year. As such, we are building permanently affordable homes that the average Springhill senior can afford. Not just for one or two families but for twenty of our City's most vulnerable residents who lack financial and physical mobility, those experiencing isolation and loneliness, and are limited by fixed incomes in a rapid inflation environment.

Twenty airy one-bedroom apartments will feature spacious kitchens, recessed lighting, ample pantry space, and large bathrooms so that residents can truly make the space their home. All apartments will include in-unit laundry, luxury vinyl tile flooring, and their own recessed balcony. Each floor will feature a small day room that can be used as a library or small gathering space. Ground floor amenities include an activity room and lounge which will be programmed by CCC and community partners. A small outdoor garden will also be available for use by residents

## Demographic targets for future project residents

We are proposing to build twenty (20) one-bedroom apartments for seniors aged 55 and older. We are not planning on marketing units to any particular demographic group except to those aged 55 and older. In addition, our project will be an affirming environment for all seniors including those who are LGBTQIA+. We will not discriminate on the basis of race, color, religion, national origin, sex, familial status, disability, source of funds, sexual orientation, gender identity, or military status.

In thinking through our project rents, we surveyed the surrounding neighborhood and noticed that there are few rentals available within the Springhill community. An exhaustive list of market rate rentals (as of March 28<sup>th</sup>) within Springhill are included below:

- There is a single three-bedroom single-family home for rent for \$2,300 per month.
- The Riverside Apartments  
  
Studios for \$1,164  
One-bedroom apartments for \$1,259 - \$1,344  
Two-bedroom apartments for \$1,624 - \$2,664
- Across Semmes in the new townhome development, there are two homes for rent:  
a 3-bed, 4 bath townhome for rent for \$2,750 per month  
a 3-bed, 4 bath townhome for rent for \$3,225 per month

While the exact rental breakout by unit has not been determined, we plan to restrict the incomes served and provide some combination of the AMI rents as listed below.

AMI	Unit type	Income Limits (1 persons)	Income Limits (2 persons)	Rent (With Utility Allowance)
30%	1-bedroom	\$21,150	\$24,180	\$428
50%	1-bedroom	\$35,250	\$40,300	\$806
60%	1-bedroom	\$42,300	\$48,360	\$995

**Target purchase price or rent**

We are proposing acquiring 1903 and 1905 Semmes for the cost of title and legal fees. The reduced acquisition price will enable 1903 Semmes to better respond to community needs by creating greater affordability and improving project finance flexibility.

**Letters of support**



# Richmond City Council

*The Voice of the People*

*Richmond, Virginia*

March 28, 2023

**RICHMOND CENTRAL 5TH VOTER DISTRICT**  
**The Honorable Stephanie A. Lynch**  
Councilmember, Richmond Central 5th Voter District

Dear Maggie Walker Community Land Trust Citizens Advisory Panel –

This letter is to express my support for Commonwealth Catholic Charities Housing Corporation (CCCHC). CCCHC is committed to serving our City and its most vulnerable residents through the development of affordable housing and delivery of supportive programs and services.

I understand that CCCHC is submitting a proposal to the Richmond Land Bank and the Maggie Walker Community Land Trust (MWCLT) to develop affordable senior housing with a small grocery market on currently vacant land located at 1903 and 1905 Semmes Avenue. While I understand that the Springhill community has not yet been consulted on the project scope nor design, I am confident that CCCHC will work to establish a shared vision and community led proposal that will provide much needed affordable housing here in the 5<sup>th</sup> District.

Sincerely,

Ms. Stephanie Lynch  
Councilmember, Richmond City Council  
Richmond Central 5<sup>th</sup> Voter District

March 29, 2023

Maggie Walker  
203 N. Robinson Street  
Richmond, VA 23220



Community Land Trust

To Whom It May Concern,

*This letter is to express our support for the Commonwealth Catholic Charities Housing Corporation (CCC HC) as a community driven developer committed to providing for our city's most vulnerable residents as well as creating unique, neighborhood scale development.*

*We understand that CCC HC is submitting a proposal to the Richmond Land Bank and the Maggie Walker Community Land Trust (MWCLT) to develop affordable housing on currently vacant land located at 1903 and 1905 Semmes Avenue. We similarly partnered with CCC HC to develop vacant land adjacent to our church located at 1031 Fourquare Lane. Over the course of two years and more than fifteen community meetings, CCC HC worked to establish a shared vision and community led proposal that will provide much needed affordable housing here in our Green Park neighborhood.*

*To provide further context, this is not the first time (it is in fact the fourth time) that a local non-profit has attempted to develop the vacant land adjacent to our Church. Previous attempts to develop the site included more traditional designs that did not resemble the surrounding community. These designs and proposals were rejected by the community and ultimately failed. CCC HC's community engagement and ultimate design (American Foursquare with familiar architecture accents) more accurately reflects the community's priorities and has enabled their success. The Saint Elizabeth Apartments is where it is today due to CCC HC's commitment to outreach and to being transparent about design decisions throughout the years.*

Sincerely,

Father James Arsenault, Pastor

## Goals and objectives of the Richmond Land Bank annual plan

### OBJECTIVE 1.1

**The main priority of the Land Bank will be the creation of affordable housing.**

**STRATEGY 1.1.1** Ensuring perpetual affordability.

- Commonwealth Catholic Charities Housing Corporation commits to the creation of permanently affordable housing opportunities and will seek to maintain it as affordable in perpetuity.
- We affirm that our project will accept Housing Choice Vouchers to increase affordability.
- As part of our project and proposal, Commonwealth Catholic Charities intends to provide tenant specific services based upon resident surveys completed during move-in. Services provided by CCC would change over time as both tenants and tenant preferences change. A list of potential services that CCC could provide are listed below:
  - i. Housing and Financial Counseling - work with tenants to improve credit scores, create a workable budget, purchase a home, or avoid eviction. CCC's certified financial and housing counselors can help develop a plan to achieve financial goals through one-on-one counseling and classes and workshops.
  - j. Development Disabilities - provide case management services for individuals with a developmental disability under the Family and Individual supports (FIS) and Community Living (CL) Waivers.
  - k. Workforce Development - CCC's Employment Navigators can help tenants enter, succeed, and advance in the workplace. CCC works with a variety of community partners to provide services such as career readiness assessments, skills training, job placement, resume building, and interview practice and preparation.
  - l. Independence for Seniors - provide Call Reassurance and Caregiver Relief services for seniors. Our senior programs also promote positive cognitive health through a lending library with books, magazines, adult coloring pages, and word search puzzles.
  - m. Interpreter and Translation Services - CCC trained interpreters accurately and efficiently translate a variety of languages to meet any number of business needs. We provide services in the following languages: ASL, Arabic, Amharic, Bosnian, Burmese, Chin, Chinese, Chinese Mandarin, Creole, Croatian, Dari, Dinka, Farsi, French, German, Haitian Creole, Hindi, Hungarian, Japanese, Kirundi, Korean, Kurdish, Mongolian, Nepali, Pashtu, Polish, Portuguese, Romanian, Russian, Somali, Spanish, Swahili, Tagalog, Tigrinya, Urdu, Vietnamese.
  - n. Counseling Services - provide individual or group counseling to tenant's dealing with depression, anxiety, grief, anger management, domestic violence, marital problems, adolescent self-esteem and self-harm, and trauma.
  - o. Food insecurity – ensure tenants have access to food and nutritional supplements. CCC operates a local food pantry dedicated to combating hunger and food insecurity in the Richmond area.
  - p. Refugee Resettlement and Support - support tenants who have recently been relocated as refugees including initial housing placement, case management, school enrollment and follow-up, health and language support, and education and employment services.

### OBJECTIVE 1.2

**Subordinate priorities of the Land Bank will include retail/commercial/industrial activities, historic preservation, public spaces, and urban agriculture.**

**STRATEGY 1.2.1** Retail, commercial, and industrial activities

### **STRATEGY 1.2.3** Public spaces and places

We are proposing the development of a mixed-use project that includes twenty residential apartments, commercial space (a local grocer), and additional public space/urban agriculture.

### **OBJECTIVE 3.3**

**The Land Bank will develop ways to measure its progress and track achievement of goals**

#### **STRATEGY 3.3.3** Neighborhood benchmarks:

4. Total number of parcels returning to active commercial use.  
We are proposing the development of a small on-site grocery.
5. Total short-term and long-term economic impact of repurposed properties.  
CCCHC commits to maintaining the affordability of 1903 Semmes for a period of no less than 30 years.

CCC has served Virginia's most vulnerable residents since its inception in 1923. CCCHC, a subsidiary of CCC, was formed as a 501(c)3 non-profit with the express purpose of "developing, acquiring, owning, financing, and managing and otherwise providing affordable housing and housing-related services". As such, CCCHC intends to operate and maintain 1903 Semmes as affordable housing for as long as it can do so.

6. Increase in property values, both of transferred and adjacent properties.  
We believe the property value of a mixed-use project that includes twenty residential apartments, commercial space, and additional public space/urban agriculture far exceeds that of two or three single family homes.
8. Number of meetings and focus groups within broader engagement efforts for properties without a clear use.  
CCCHC is committed to shaping each project by leveraging the impacted and surrounding community's knowledge, experiences, concerns, and power to help guide project design and any associated project goals. We believe hands-on neighborhood engagement produces better plans and better outcomes.

**List of Qualifications (Baskervill and Emerge Construction)**





# A HOUSING APPROACH

## MULTIFAMILY QUALIFICATIONS

**Ask.Listen.Create.**

[baskervill.com](http://baskervill.com)

# BY THE NUMBERS

**120+**  
years

founded in 1897

**94%**  
repeat

client base

**140+**  
creatives

architects  
interior designers  
MEP engineers

**600+**  
units

of affordable  
housing designed

**20+**  
years

of work with  
affordable housing  
organizations

**10**  
affordable  
housing

projects completed  
to date

## ABOUT BASKERVILL

Founded in Richmond, Virginia, in 1897, today Baskervill is one of the nation's oldest continually operating architectural firms with additional outposts in Washington DC and Orlando. We offer creative architectural, interior design, and MEP engineering solutions to a varied client base, from corporate workspaces to healthcare, hospitality, higher education institutions and more. While a sense of history grounds us, it's the idea that design can solve problems of the future that keeps our creative teams inspired. That's what's continued to connect our firm with exceptional clients resulting in award-winning work over our 120 years in business. Today, we're more than 120 employees strong, with a 94% repeat-client base. Those numbers matter.

We're not defined by a particular aesthetic; instead, we create innovative solutions for each client to make their space a reflection of who they are. Using our proven **Ask. Listen. Create.** methodology, which defines the right solution by asking the right questions, listening with an open mind, and creating a solution that responds to the client's requirements, Baskervill works collaboratively with clients to develop the program, flow, and style that best suits their needs and wants.

### OUR OFFICES

- Orlando, FL
- Richmond, VA
- Washington, DC
- Gdansk, Poland

### CORE MARKETS

- Mixed-Use + Multifamily
- Community
- Education
- Healthcare
- Hospitality
- Manufacturing + Logistics
- Structured Parking
- Workplace

### CORE SERVICES

- Architecture
- Interior Design
- MEP Engineering
- Masterplanning
- Architectural Graphics
- Sustainable Design
- Building Envelope + Forensics
- Historic / Adaptive Reuse
- ADA Surveying
- Code Analysis



## Our ambition is to provide affordable living alternatives for all communities.

---

The goal is to provide affordable living alternatives for civil servants, government employees, work-from-home parents, and others who want to forgo the economic and environmental challenge of a commuter lifestyle. As students of our city, we continuously ask thoughtful questions regarding issues that are both localized and globalized: What makes a housing development successful? How does housing seamlessly and intentionally fit into its larger environment, and what are the qualities we want it to embody - whose voices have to be heard?



# Housing as a Human Right: The Case for Embracing Diversity

---

Vibrant city centers are defined by more than their physical boundaries. In our current cultural narrative they are also associated with broader social and economic problems such as neighborhoods lacking in resources like green space, job opportunities, adequate public transit, or affordable housing.

In Jane Jacob's notable early writing, *The Death and Life of Great American Cities*, understanding how neighborhoods decline offers important lessons and insights into why attempts at revitalization fail. Too often, she notes, we forget the big picture and superimpose urban planning concepts onto an existing community without involving community members or providing necessary socio-economic infrastructure.

How can we ensure that we achieve a sense of place and of community, and continue to create essential links in a matrix of connected elements within a larger social fabric?

1. **Social Capital & Social Infrastructure:** The Ballet of the Good City Sidewalk
2. **Sustainability:** Three Pillars for Designing Resilience
  - Social Sustainability
  - Economic Sustainability
  - Environmental Sustainability
3. **Safety:** Promoting Community Health
4. **Accessibility:** Connectivity and Universal Design
5. **Habitability**



# Social Capital & Social Infrastructure: The Ballet of the Good City Sidewalk

As Robert Fishman says in his chapter “New Urbanism” in *Planning Ideas That Matter*, good urban planning should include “an intricate mix of uses and incomes down to the block level” that creates “a lively public realm, a carefully designed setting for the theater of urbanity built around the pedestrian, the sidewalk, and enclosed public spaces.” His words were inspired in part by Jacobs’ writing in *The Death and Life of Great American Cities*, where this concept is extensively covered and poetically referred to as the “ballet of the good city sidewalk”.

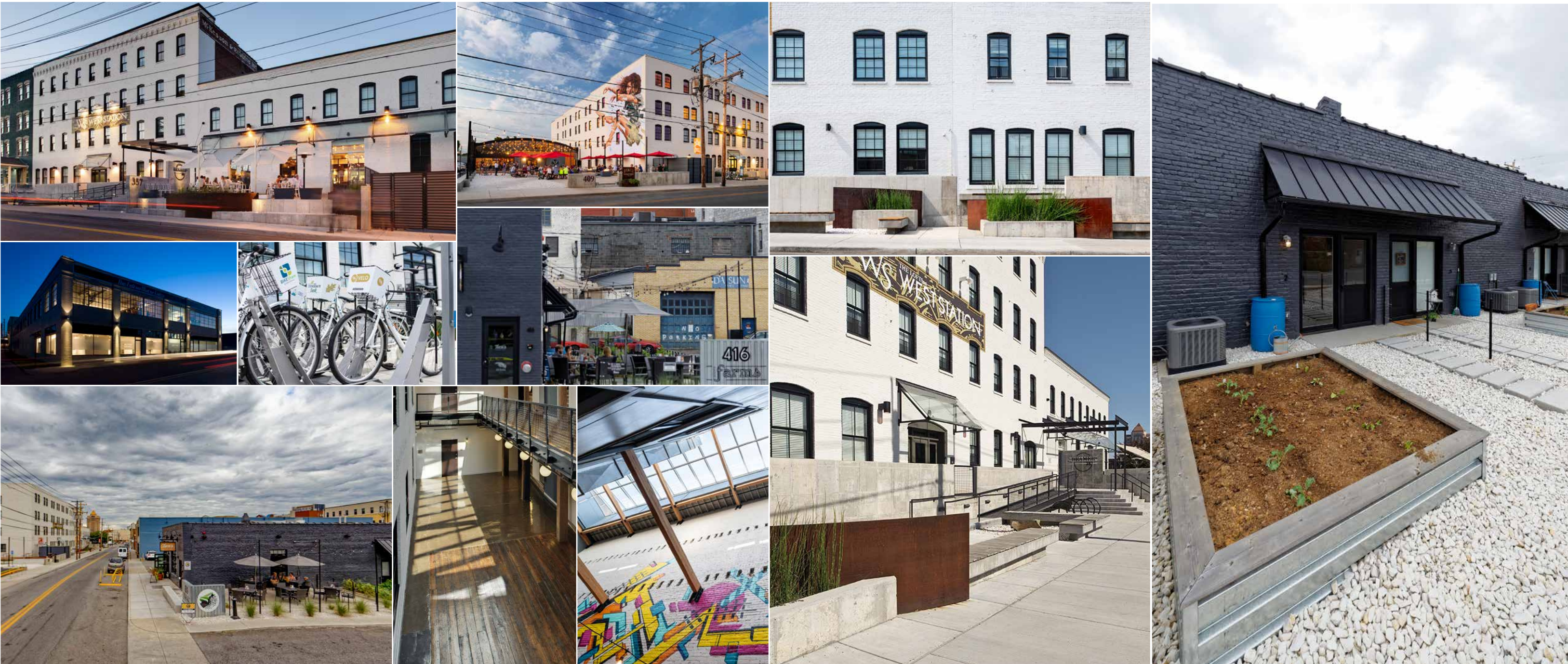
Heavily influenced by the planning methodology of New Urbanism and Jacobs’ observations, sociologist Eric Klinenberg calls these environments and activities, social infrastructure. The requirement for a thriving development as a prerequisite for successful housing goes beyond basic availability of services, facilities, and infrastructure that provide for health, safety, and welfare. Housing must also meet residents’ social need for “cultural adequacy... [and] guarantee the expression of cultural identity and diversity, including the preservation of cultural landmarks and institutions.” This ties the previously mentioned surety of belonging into the diversity of amenities that can create a strong social infrastructure.



Social infrastructure tends to rely heavily on publicly-owned amenities such as libraries, parks, transit centers, and schools (to some degree). Ideally, these are spaces where there is no cost of entry and all are welcome without regard to ability to pay. Private organizations or businesses, however, play a large role in an area's sense of place. Churches, barber shops, coffee shops, markets, or gyms can all function in a similar capacity, provided there are few barriers

to entry. These places, both public and private, are defined by urban sociologist Ray Oldenburg as "third places" and create the habit of public association outside of home ("first places") and work ("second places"). Not only are these amenities available to immediate area residents, but also invite participation from the broader city, creating a specific destination that has all the capacity for long-term sustainability.

**WEST STATION**  
*Mixed-Use Community*  
 Roanoke, VA



# Sustainability:

## Three Pillars for Designing Resilience



**EXISTING GILPIN COURT PUBLIC HOUSING**  
Richmond, VA

Participatory planning methods use listening at public meetings, identifying key stakeholders, establishing a community forum, and holding design workshops. It is important to have representation in these activities from area residents, politicians, civic and corporate leaders, area business owners, city agencies, property owners, community grass-roots organizations, and other community spokespeople. It is key to find common ground on a development's purpose, scope, and other qualities. Encouraging the continuation of engagement by all parties throughout the design, construction, and inhabitation of the development tends to yield more successful results.

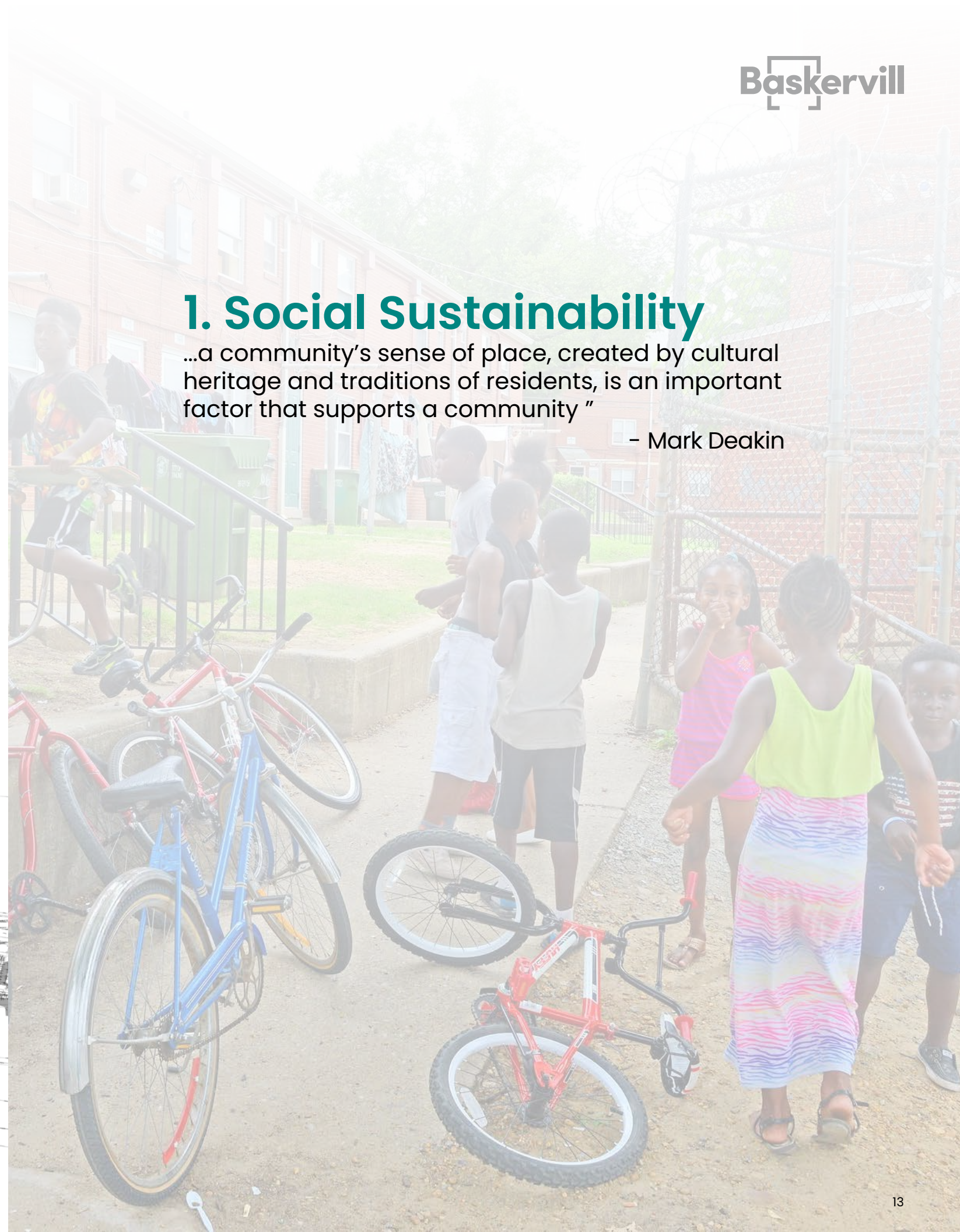


**NORTH JACKSON WARD**  
Redevelopment Proposal  
Richmond, VA

## 1. Social Sustainability

...a community's sense of place, created by cultural heritage and traditions of residents, is an important factor that supports a community "

- Mark Deakin



# 1. Social Sustainability

The effects of homelessness on society can be quite costly, not only in terms of tax dollars spent but on the strain it puts on social agencies, individuals and families. Though families and some individuals may find themselves in homeless shelters for relatively short periods of time due to an economic or personal crisis, it is the long-term, chronic homeless population that runs up significant costs. These include hospitalization and emergency room visits, police intervention and incarceration, and use of mental health, poverty and homeless programs.

Lorena Cassidy "The Effects of Homelessness on Society"

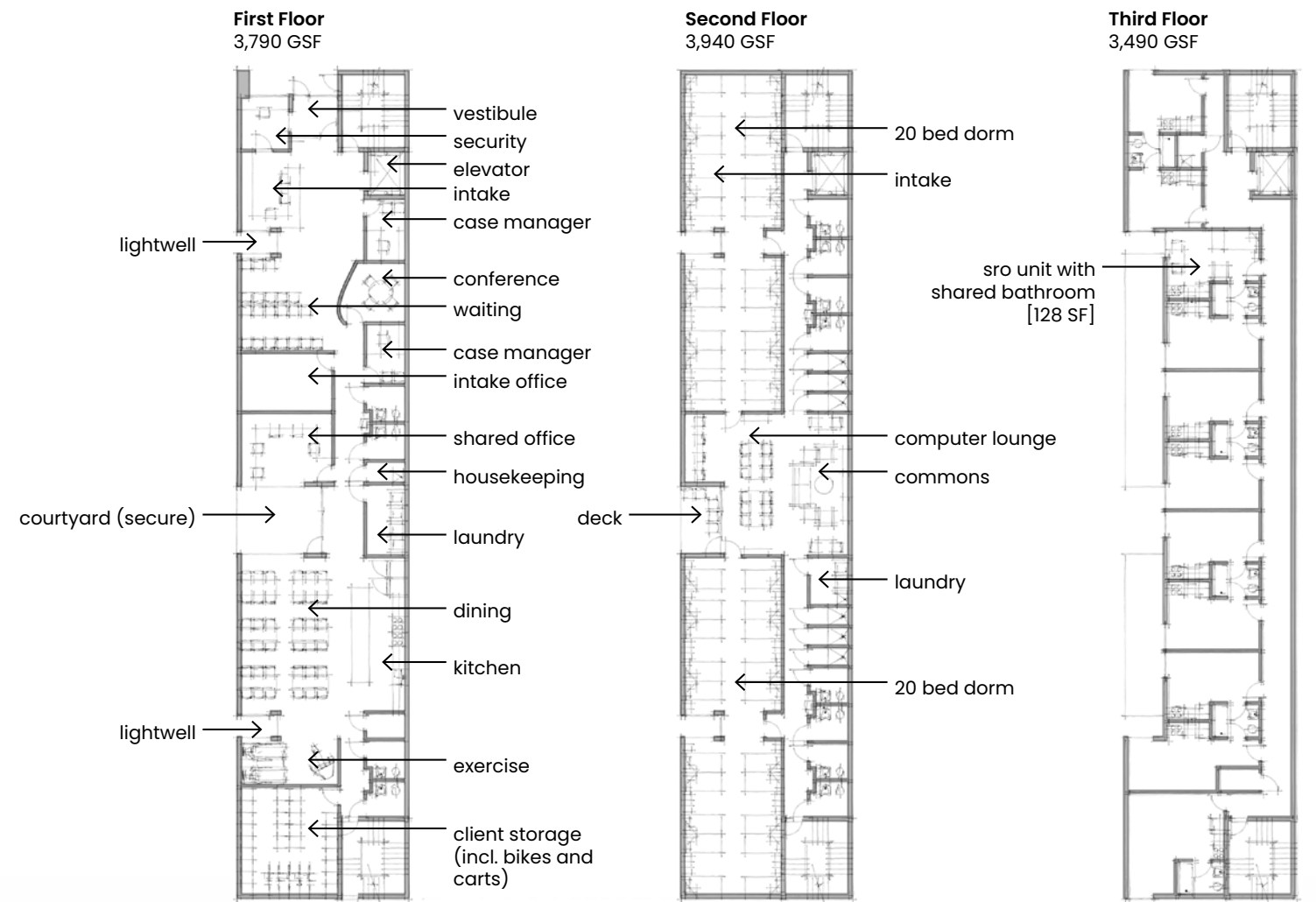
NEVER LOOK  
DOWN ON ANYBODY  
UNLESS YOU'RE  
HELPING...  
THEM UP

accommodates:  
**51 men**

square footage:  
**11,220 sq. ft.**

construction estimate:  
**\$2.1m**

HOME AGAIN MEN'S EMERGENCY SHELTER  
New Construction Proposal  
Richmond, VA







**GREENGATE**  
Mixed-Use Residential | Retail | Office  
Henrico County, VA



## 2. Economic Sustainability

Connected Communities Improve Health, Environment, and Economies  
Mixed-use development works to create inclusive, connected communities.

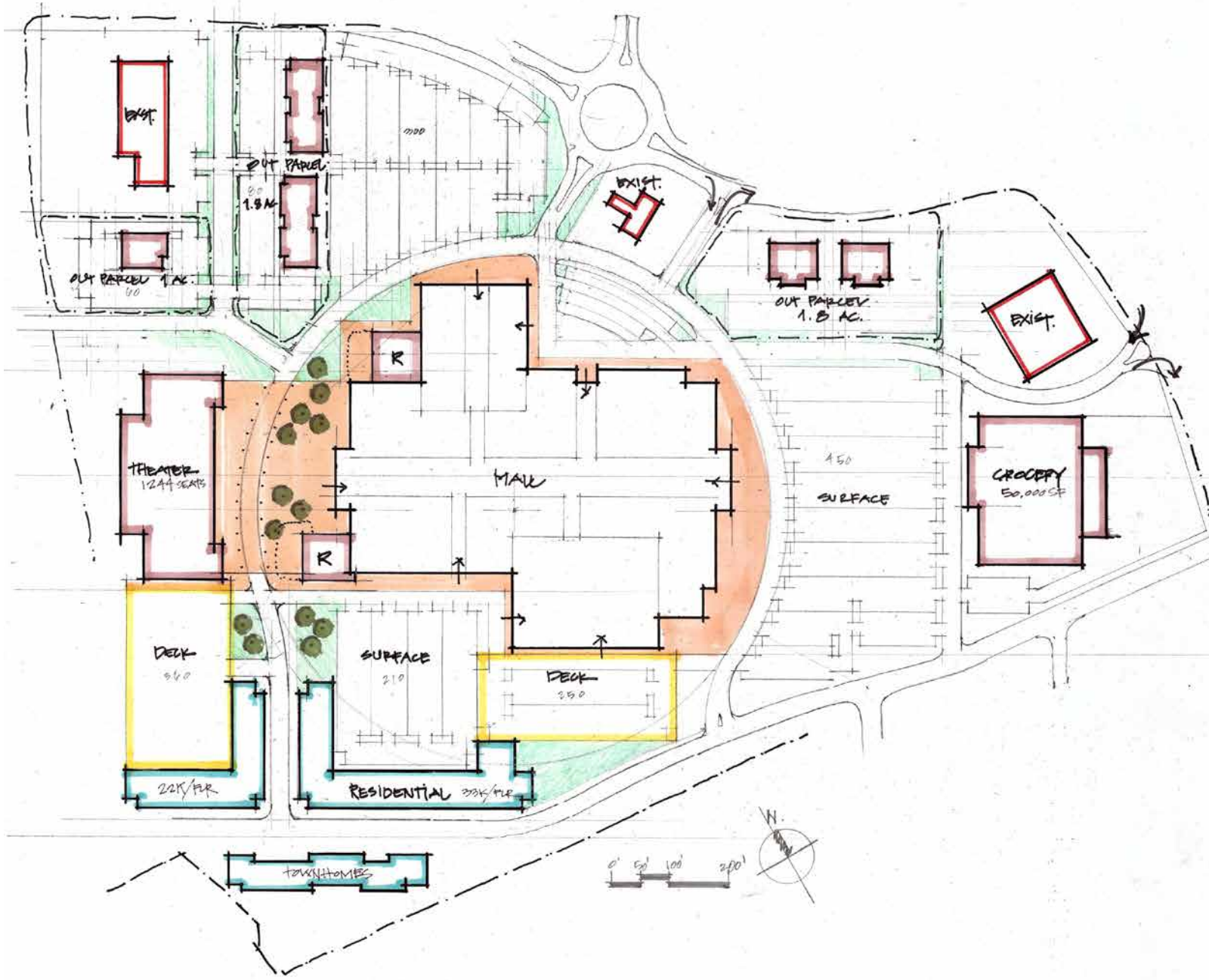


## 2. Economic Sustainability

In mixed-use areas, you can find housing, restaurants, services, schools, cultural facilities, parks, and more. This connectivity reduces the need for private vehicles, thus increasing the viability of public transport, walking, and bicycling.



**REGENCY SQUARE REPOSITIONING**  
 Mixed-Use Residential | Retail | Office  
 Henrico County, VA



### 3. Environmental Sustainability

the most widely recognized sustainability concept, that our natural resources need to be preserved for both future economic needs and human enjoyment. Green building is also about equitable access to fresh air, natural light, and green space regardless of a person's place within a building or within a community.



**SOMANATH SENIOR APARTMENTS**  
*Net Zero Development*  
Richmond, VA



### 3. Environmental Sustainability

Housing must also meet residents' social need for "cultural adequacy... [and] guarantee the expression of cultural identity and diversity, including the preservation of cultural landmarks and institutions."



# Safety: Promoting Community Health

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Along with providing an environment which safeguards residents' long-term health, the immediate physical safety of residents must also be part of any successful urban housing development. An adequate infrastructure of roads, utilities, and services have to be implemented beforehand to support the needs of the development and its occupants. Studies have shown that high-poverty communities are correlated with an increase in substance abuse, general violent behavior, and gun violence. Exposure to these conditions along with the lack of basic services, like access to healthy food and employment opportunities, intensifies the situation and erodes both physical and mental health. In fact, VCU has reported that residents of the large public housing complexes in Richmond have a 20-year decrease in life expectancy as compared to more affluent areas. The stress of un-affordable housing not only affects life expectancy, but also opportunity outcomes by having detrimental impacts on cognitive development in children.



**BLACKWELL COTTAGES**  
Senior Housing Development  
Richmond, VA



**STUDIO 516**  
Mini Condos  
Richmond, VA



# Accessibility: Connectivity and Universal Design

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Universal Design is connectivity at the scale of a person; the principles of which ensure that a housing development responds to the needs of all who will use it. Universal Design, according to The Center for Universal Design, is “the concept of designing all products and the built environment to be aesthetic and usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life,” because not everyone fits into the same ‘normal’ and all have varying abilities.

Connectivity is an essential component of viable communities; in his writings on what works in

sustainable community development, Deakin underlines that physical access and movement are critical parts of connectivity. He identified the key components as traffic calming, bicycle paths, public transportation, and physical separation of people and motor vehicles. Connectivity within a neighborhood enhances socializing which, along with the infrastructure and safety components previously discussed, consolidates a place’s sense of community. People need to be able to move around their neighborhood in an unrestricted way; designing a built environment free of physical and emotional barriers is critical to encouraging this behavior.

*\*18 units, HOPE VI/HUD, 2013  
Richmond Redevelopment Housing Authority*

# Habitability

In the broad understanding of the term, habitability is the quality of a dwelling which makes it suitable for occupying. Many of the qualities described previously, such as safety, services, and infrastructure are key to ensuring that a dwelling is habitable. The Virginia Department of Housing and Community Development (DHCD) defines standard housing as "a well-maintained residential structure constructed on a permanent, stable foundation exemplifying solid structural integrity reflecting weather tightness that insulates against the elements and that incorporates the basic mechanical systems of plumbing, electricity, heating, hot water, toilet facilities, and kitchen facilities as prescribed in the Uniform Building Code."



**WINCHESTER GREENS\***  
240-unit Planned Community  
Chesterfield County, VA

\*240 units, LIHTC Development, 1999  
Better Housing Coalition



**HERNDON COMMONS**  
Mixed Use Development  
Herndon, VA

- A. Mixed Use Building  
Arts Center  
Retail | Restaurant  
Office Space
- B. Hotel
- C. Townhouses
- D. Residential Condos
- E. Parking Garage
- F. Plazas and Paseo

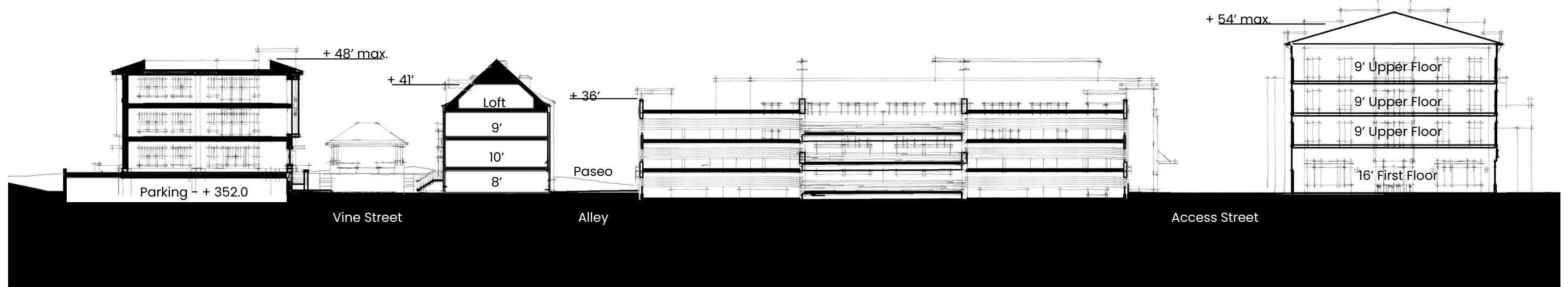


Condominiums [3 story + parking]

Townhouse

Parking Deck

Hotel [4 story]



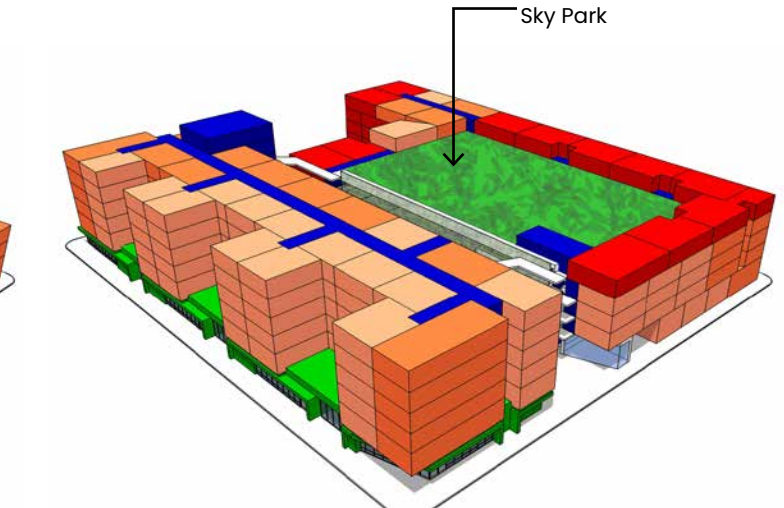
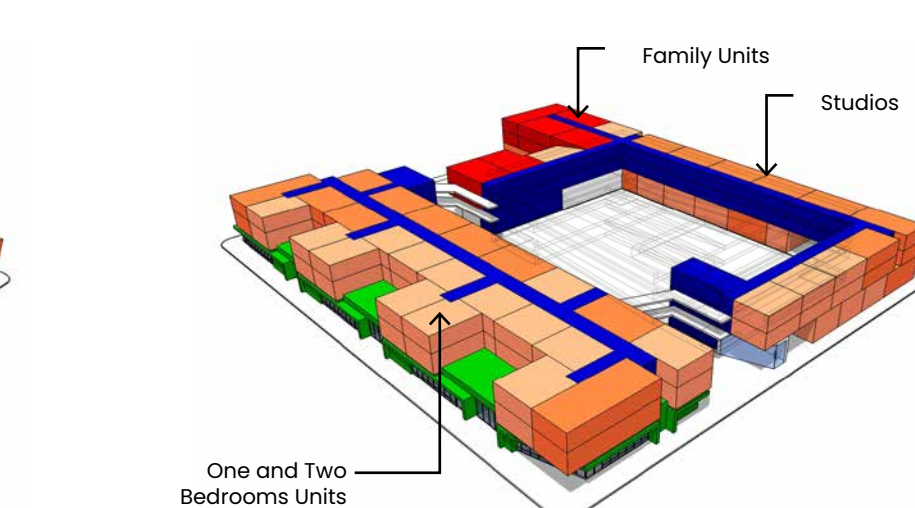
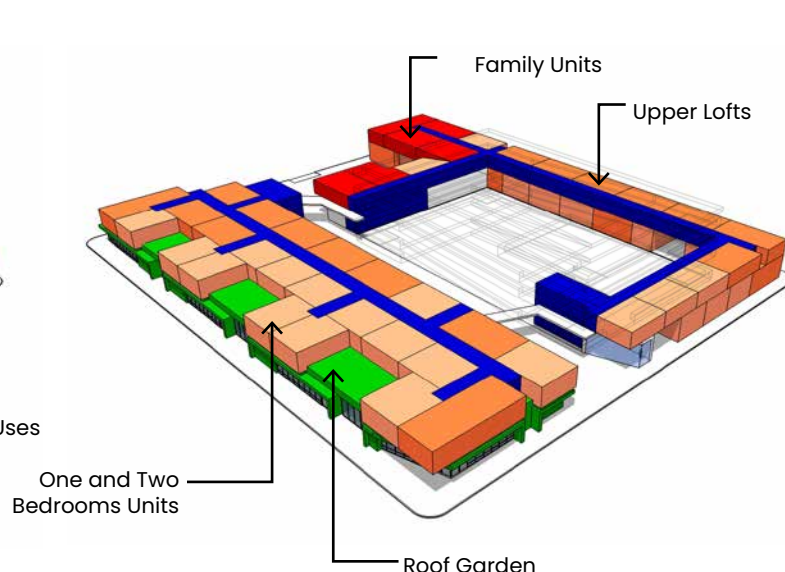
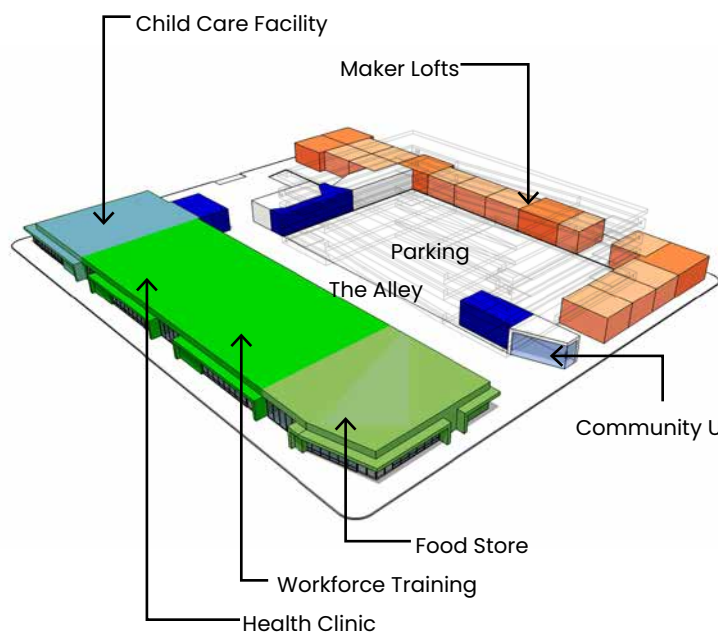
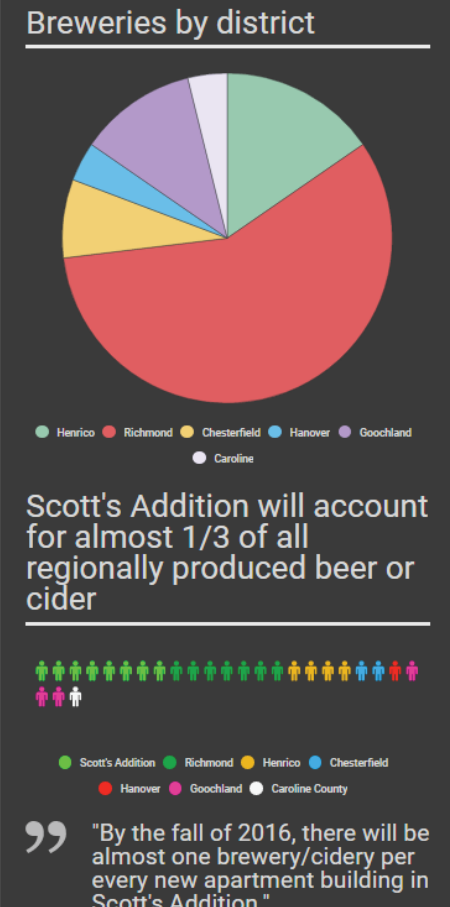




THE NEIGHBORHOOD



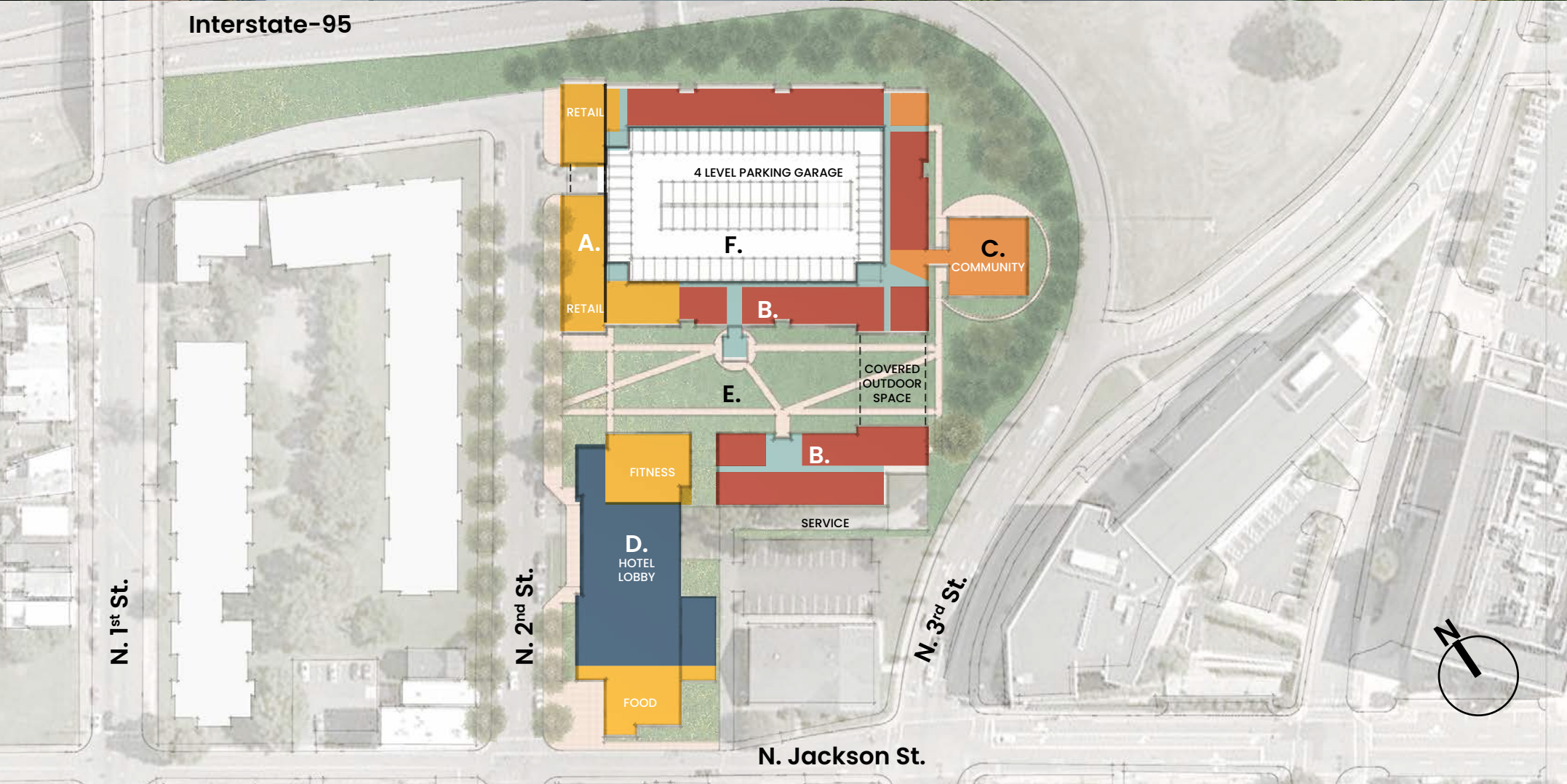
3200 WEST BROAD\*  
Mixed Income, Mixed Use Development  
Richmond, VA



\*Unbuilt, LIHTC Development, 2016  
Better Housing Coalition

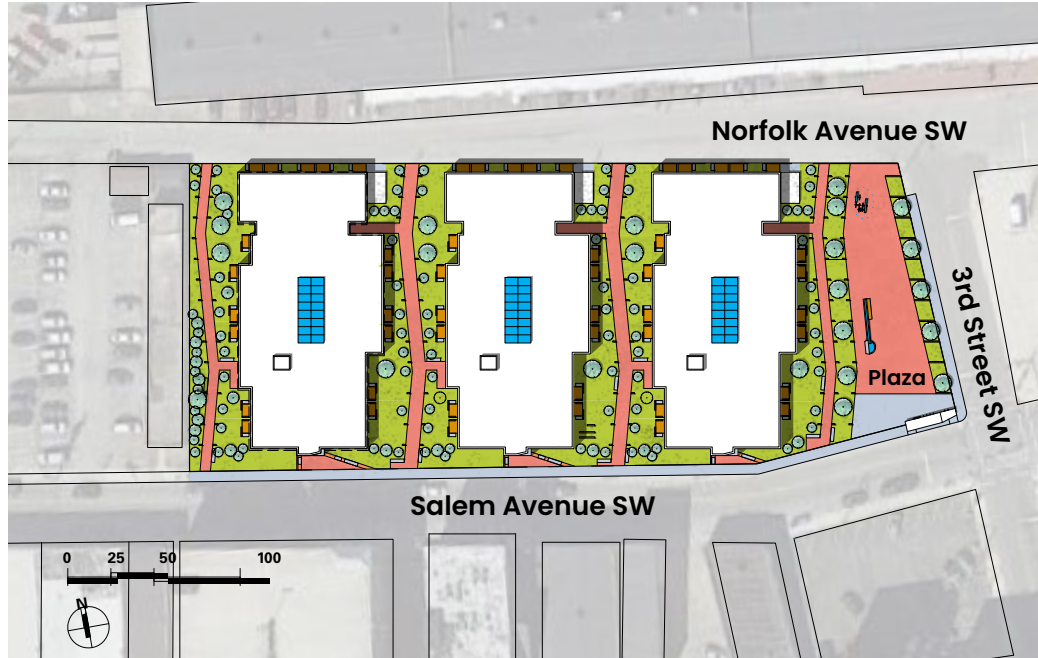


**JACKSON PLACE**  
*Mixed Income Housing and Hotel*  
 Richmond, VA



**Site Plan**

- A. Commercial
  - B. Residential
  - C. Community / Garden
  - D. Hotel
  - E. Park
  - F. Garage
- hotel lobby
  - circulation/service
  - retail/hotel amenity
  - community spaces
  - residential



**SPUR21**  
*Mixed Income Housing Concept*  
Roanoke, VA



**SOMANATH SENIOR HOUSING\***  
*Net-Zero Development  
Richmond, VA*

*\*39 units, LIHTC Development, 2011  
Better Housing Coalition*



**BECKSTOFFER'S MILL APARTMENTS\***  
*Affordable Housing*  
*Richmond, VA*

*\*28 units, LIHTC Development, 2011*  
*Better Housing Coalition*



**HANOVER HOUSE**  
24 units  
Fredericksburg, VA



**COLBROOK COMMUNITY\***  
154-unit Mixed Income Housing Concept  
Chesterfield, VA

\*In design, LIHTC development, 2021



# Our expertise in housing communities for all.

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**2021 Better Housing Coalition Cameo Street**  
67 units, EarthCraft [currently in permitting]

**2021 Better Housing Coalition Colbook Community**  
154 units [currently in design]

**2021 Commonwealth Catholic Charities Saint Elizabeth Apartments**  
54 units [currently in design]

**2016 Better Housing Coalition 3200 West Broad** [unbuilt]

**2014 Better Housing Coalition Gresset & Porterville** [unbuilt]

**2013 Richmond Redevelopment Housing Authority Blackwell Senior Cottages**  
18 units, HOPE VU Grant/HUD

**2011 Better Housing Coalition Somanath Senior Housing**  
39 units, Net-Zero

**2011 Better Housing Coalition Beckstoffer's Mill Apartments**  
28 units

**2011 Claiborne Square Senior Apartments**  
47 units

**1999 Better Housing Coalition Winchester Greens**  
240 units



# QUESTIONS?



A handwritten signature in black ink, appearing to read 'Burt Pinnock', with a long horizontal flourish extending to the right.

**Burt Pinnock, FAIA, NOMA**  
Principal | Chairman of the Board  
bpinnock@baskervill.com  
804.728.3039

# EMERGE

CONSTRUCTION GROUP  
BUILDING DESTINATIONS



## ABOUT EMERGE CONSTRUCTION GROUP

**Emerge is committed to achieving the best possible solutions. We offer our extensive construction expertise to maximize our client's experience. The following underlying values guide the ECG team:**

---

***People:*** Our ability to deliver a project that represents our clients' visions while exceeding their expectations is dependent on a collaborative effort. We value the contributions and our relationships with every subcontractor, supplier, and vendor that works with the ECG team.

***Integrity:*** We value the relationships with our clients, subcontractors, suppliers, and vendors. We are committed to ensuring that we operate with transparency and respect for others.

***Quality & Unparalleled Service:*** We are committed to delivering our projects on time and within budget, without compromise.

***Accountability:*** Our team follows the principle of "**Extreme Ownership.**"

***Diversity:*** Viewing the world through different lenses results in different perspectives. Our ability to embrace our differences results in innovative ideas and creative solutions.

***Economic Inclusion:*** We support and engage in developing economic opportunities for those who have been denied them and advancing new models of economic justice that are sustainable and replicable.

## TABLE OF CONTENTS

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1. COVER LETTER
2. COMPANY OVERVIEW
  - Company Profile
  - Project Portfolio
  - Our Team

# Cover Letter

# EMERGE

C O N S T R U C T I O N   G R O U P  
"Building Destinations"

March 31st, 2023

Charles Hall

Dear Mr. Hall,

Emerge Construction Group LLC (ECG) is pleased to have the opportunity to submit information to you for our General Contracting Services.

ECG is an award-winning Richmond, Virginia-based boutique firm with more than (25) twenty-five years of experience and \$580 Million in completed projects. Over the past two decades, we have delivered high-profile projects while managing every facet of construction, from groundbreaking to ribbon cutting. With relevant construction experience, we work to ensure safety, stewardship, and collaboration during construction to the issuance of the certificate of occupancy.

Our long-standing relationships and current knowledge of the various municipality approvals, architects, engineers, subcontractors, and suppliers give us the basis to ensure the project is successful. Upon working through the various design phases, we will refine our cost and provide value-engineered cost savings, clarifications, and assumptions. We are confident that our firm's subcontractor database, suppliers, and key team members have the expertise to complete your future projects within budget and on schedule.

We appreciate your consideration and look forward to discussing our capabilities further with you in the upcoming weeks. Do not hesitate to contact Michael Hopkins at (804) 307-5252 or [alcindormichaels@gmail.com](mailto:alcindormichaels@gmail.com).

Thank you for the opportunity.

A handwritten signature in black ink, appearing to read "M Hopkins", is written over a solid horizontal line.

Michael Hopkins  
Managing Partner

# Company Profile

# EMERGE

CONSTRUCTION GROUP

## Company Profile:

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**“Building Destinations” is not just about creating space but creating a legacy.** Our flexibility in meeting client needs and adapting to evolving market conditions has allowed Emerge to become one of the leading construction firms in Virginia. We have an in-depth knowledge of construction methods and managing cost, schedule, safety, quality, commissioning, and turnover of a diverse array of project types. Our capabilities allow us to develop efficient and cost-effective solutions to manage the construction from the onset of preconstruction to the final turnover.

### Construction Management

The ECG team has the expertise required to manage efforts ranging from multi-phase, multi-site construction programs to single construction projects. Acting as an extension of the owner’s staff, our team provides leadership and coordination to improve schedule performance, minimize cost overruns, and ensure successful construction projects. Our team plans for contingencies, consider alternatives and evaluates the following steps to plan for all possibilities.

### Preconstruction Services

ECG offers preconstruction services that thoroughly assess a project to mitigate risk, including evaluation of the construction site, cost, permit and inspection requirements, and special situations requiring resolution before or during construction. Our careful attention during this phase often results in sub-contractor bids within 1% of each other.

### Schedules & Budgets

ECG develops project schedules that detail critical path timelines for each project’s activities. Our project budgets are a single source document delineating each project’s cost. Using ECG’s precise pricing database, our construction budgets typically have less than a 5% variance from actual costs. Beyond implementing these traditional construction management tools, ECG continuously evaluates the progress of scheduled project activities to anticipate project pitfalls, avoid delays, and resolve conflicts.

### Design Build

ECG functions as a strategic partner during the project’s design phase. We prepare a master project schedule denoting critical path items, procure the project budget, and create a workbook. The project workbook becomes the single reference source for all data. Additionally, we highlight critical suppliers and identify impediments that could impact the project’s success.

### Virtual Construction

Building Information Modeling (BIM) enables us to visualize, plan and coordinate our construction projects more effectively and facilitates strong communication between all project team members. As one of the more effective tools in ECG’s toolbox, BIM allows us to:

1. *Resolve design conflicts in complex building systems and structure*
2. *Identify unforeseen costs*
3. *Collaborate in real-time and manage the date*
4. *Energy modeling*
5. *Project turnover and facility maintenance programming conflicts.*

Virtual Construction/BIM allows our clients to envision the completed project before construction begins fully.

### Sustainable Construction

ECG has championed the implementation of the following four sustainable construction practices:

1. *Use renewable and recyclable resources*
2. *Reduction of energy consumption and waste*
3. *Development of a healthy and respectful worksite environment*
4. *Protection of the natural environment*

ECG has committed to expanding its knowledge of cost-effective, sustainable materials, systems, and techniques.



## ECG TEAM

**(TOGETHER, EVERYONE ACHIEVES MORE)**

ECG's TEAM philosophy strives to create an inclusive work culture and business model that leverages the capabilities of our vendors, trade contractors, and the community at large to deliver value to the communities in which we work. We encourage Minority Business Enterprise (MBE), Veteran-owned (V), and Woman-owned Business Enterprise (WBE) participation in all our projects. By establishing individual TEAM goals, ECG maximizes local business involvement without sacrificing quality, time, or cost. We work closely with each owner to understand their capacity and needs and achieve achievable goals.

***"ECG is proud of its long-standing commitment to developing and growing a diverse supplier base by including trade contractors, suppliers, and professional services. We believe that establishing goals on a project-by-project and firm-by-firm basis is best practice to build inclusion into our procurement process."***

***Michael A. Hopkins, Managing Partner***

## TEAM INITIATIVE

ECG's TEAM initiative stimulates innovation, creativity, problem-solving, productivity, and effectiveness. Working with our strategic partners, we establish programs designed to reinforce the culture of TEAM:

### **TEAM Council**

This internal group sets the overall direction and strategic priorities for inclusion and diversity efforts at ECG. Including the areas of workforce diversity, inclusive work culture, economic inclusion and supplier diversity, racial equity, and community outreach.

### **TEAM Week**

ECG uses a focused week to spotlight inclusion and diversity, celebrating everyday inclusion, sharing, promoting, and inspiring our inclusion practices and culture.

### **TEAM Engagement**

At ECG, we do not just report to offices and job site trailers; these are the places where we live and work. ECG considers it our duty to be among the community leaders focusing on the greater good.

# Project Portfolio

## PORTFOLIO:

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Emerge Construction Group's qualified team has overseen and completed several commercial projects and thousands of multifamily units. We have worked in the City of Richmond and surrounding communities for over 30 years. Our experience has made ECG the premier company for buildings in Richmond, Virginia. ECG is adept at meeting project specifications, enabling tenants to conduct business in a space that best meets their needs.

Please see the following project sheets for examples of ECG's expertise in "Building Destinations,"



# EMERGE

CONSTRUCTION GROUP

## MULTI-RESIDENTIAL: OVERBROOK II



### PROJECT SUMMARY

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Historic Reuse Project, ECG renovated a landmark warehouse into an apartment community. Phase II of the restoration project transformed the approximately 60,000 Square Foot building into 55 apartment units. The project features a stunning glass roof over the interior courtyard and industrial design elements that seamlessly blend the history of the building with modern aesthetics.

**Location:** 1650 Overbrook Rd, Richmond, VA

**Completion:** May 2021

**Owner:** Cooperage II, LLC

**Size:** 60,000+ sq ft | 55 Units

**Contract Amount:** \$ 7,495,227.24

**Architect:** SWA Architects-VA. INC

# EMERGE

CONSTRUCTION GROUP

## MULTI-RESIDENTIAL: LAUREL STATION



### PROJECT SUMMARY

---

A mixed-use development, Laurel Station will feature 350 apartment units and 12,000 square feet of commercial space. Seventy-two townhome-style apartments will spread across a dozen buildings. The remaining 278 apartments will be split between two buildings, each three stories tall.

**Location:** 2314 Hungary Rd, Richmond, VA

**Completion:** 2024

**Owner:** Aurelie Capital

**Size:** 453,841 sq ft | 300 Units & 72 Townhouses

**Contract Amount:** \$ 74,375,000

**Architect:** Poole & Poole Architecture

# EMERGE

CONSTRUCTION GROUP

MULTI-RESIDENTIAL:  
**2700 W Leigh St**



## PROJECT SUMMARY

---

A mixed-use development, 2700 W Leigh St will feature 380 apartment units and 10,000 square feet of amenity space.

**Location:** 2700 W Ligh St, Richmond, VA

**Completion:** 2025

**Owner:** Level 2

**Size:** 455,939 sq ft | 380 Units

**Contract Amount:** \$ 76,698,470.00

**Architect:** Poole & Poole Architecture

# EMERGE

CONSTRUCTION GROUP

MULTIRESIDENTIAL:

## 1101 N Arthur Ashe



### PROJECT SUMMARY

---

A mixed-use development, 1101 N Arthur Ashe will feature 29 co-living apartment units over ground floor commercial space and parking.

**Location:** 1101 N Arthur Ashe

**Completion:** 2025

**Owner:** Outlier

**Size:** 64,758 sq ft | 29 units

**Contract Amount:** \$14,000,000

**Architect:** Walter Parks Architects

# EMERGE

CONSTRUCTION GROUP

MULTI-RESIDENTIAL:  
**WALNUT ALLEY**



## PROJECT SUMMARY

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Historic Reuse Project, ECG is in the process of renovating what was previously a 12,946 Square Foot nightclub into 16 apartment units. Each unit features a unique layout and historic design elements original to the property. Careful design choices maximize natural light and amplify the spaciousness of every unit.

**Location:** 10 Walnut Alley, Richmond, VA

**Completion:** March 2022

**Owner:** Alley, RVA, LLC

**Size:** 12,946 sq ft | 16 Units

**Contract Amount:** \$ 1,809,973.59

**Architect:** SWA Architects-VA. INC



# EMERGE

CONSTRUCTION GROUP

MULTI-RESIDENTIAL:

## JACKSON PINE ALLEY APARTMENTS



### PROJECT SUMMARY

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ECG has begun renovating the six-story building (originally constructed in 1900) into sleek, modern apartments. Upon completion, the project will feature 53 units, a commercial space, and a Fitness Center. Future destination coming 2023.

**Location:** 12<sup>th</sup> S 17<sup>th</sup> Street, Richmond, VA

**Completion:** June 2023

**Owner:** Jackson Pine Alley, LLC

**Size:** Six-Story Building | 53 Units

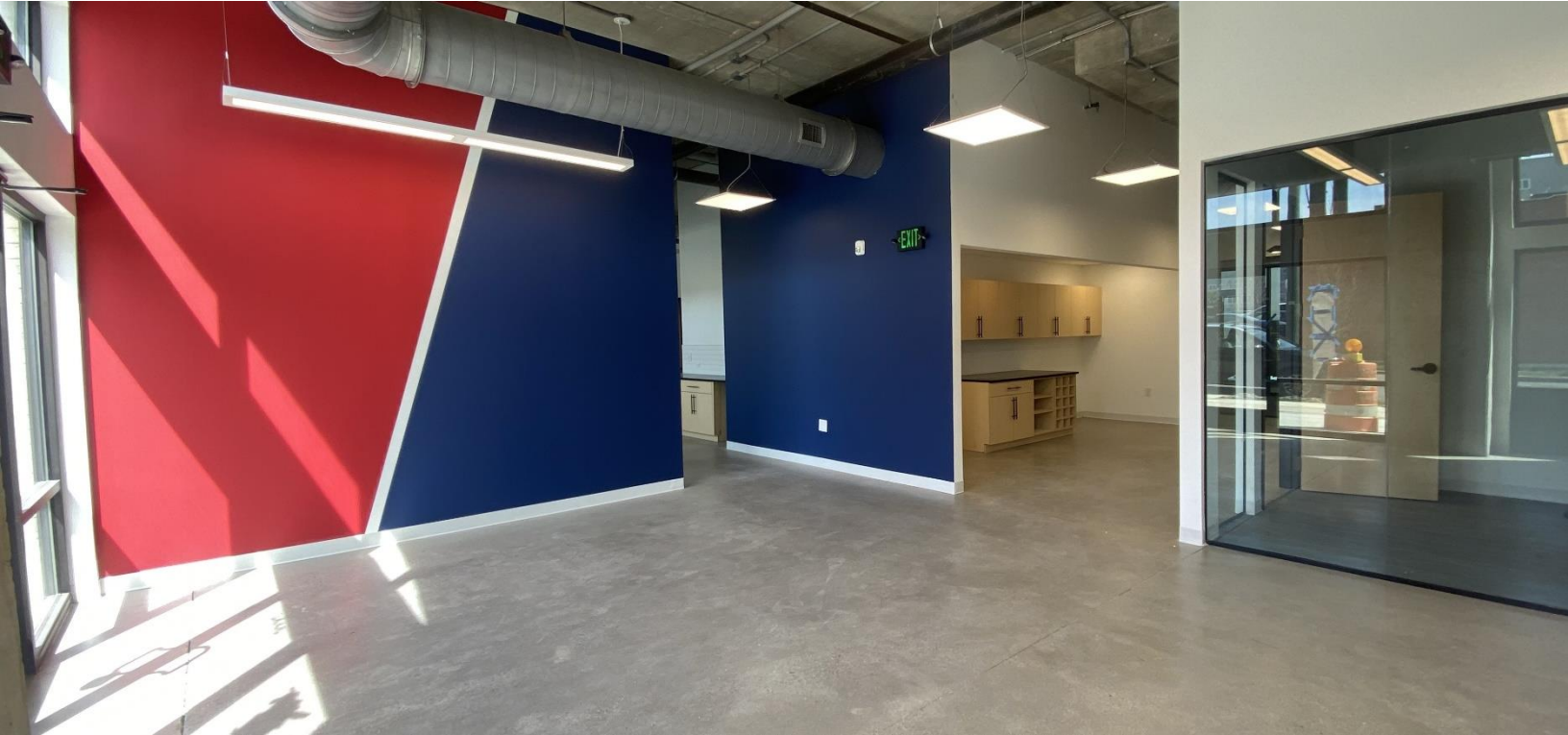
**Contract Amount:** \$ 3,965,394.00

**Architect:** Fultz & Sing Architects

# EMERGE

CONSTRUCTION GROUP

TENANT UPFIT:  
**ARCO DESIGN/BUILD INDUSTRIAL**



## PROJECT SUMMARY

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Towards the end of 2021, ECG renovated the approximately 4,548 Square Foot area into an open-plan workspace for ARCO Design/Build Industrial's new Richmond office.

**Location:** 3440 Clay St, Richmond, VA  
**Completion:** March 2022  
**Owner:** Scott's View LLC

**Size:** 4,548 sq ft | 1 Units  
**Contract Amount:** \$543,359.81  
**Architect:** SWA Architects

# EMERGE

CONSTRUCTION GROUP

COMMERCIAL:  
**BRUN**



## PROJECT SUMMARY

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In 2022, ECG renovated this 3,200 Square Foot space into a Caribbean-inspired soul food restaurant with a cigar-and-whiskey lounge.

**Location:** 203 N Lombardy St, Richmond, VA  
**Completion:** March 2022  
**Owner:** Brun LLC

**Size:** 3,200 sq ft  
**Contract Amount:** \$223,931.20  
**Architect:** ArcDev Studio

TENANT UPFIT:  
**BYRNE LEGAL GROUP PHASE I & II**



## PROJECT SUMMARY

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ECG previously completed renovations for Byrne Canaan Law in 2020 and recently began the process of enlarging the suite to meet the requirements of the expanding legal firm.

**Location:** 3117 Clay St, Richmond, VA

**Completion:** December 2021

**Owner:** Clay Suites, LLC

**Size:** 4,657 sq ft | 1 Units

**Contract Amount:** \$348,589.84

**Architect:** Fultz & Sing Architects

# EMERGE

CONSTRUCTION GROUP

COMMERCIAL:  
**CLAY SUITES**



## PROJECT SUMMARY

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ECG renovated the 1960's building into four enlarged commercial spaces, ready to modify for future tenants' needs. See Tenant Upfit below for details on how ECG further modified these office spaces to meet current tenant specifications

**Location:** 3117 Clay St, Richmond, VA

**Completion:** June 2020

**Owner:** Clay Suites, LLC

**Size:** 12,243 sq ft | 4 Units

**Contract Amount:** \$ 1,569,214.69

**Architect:** Fultz & Sing Architect

# EMERGE

CONSTRUCTION GROUP

TENANT UPFIT:  
**INTELISENT**



## PROJECT SUMMARY

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ECG transformed the 1,441 Square Foot unit, located above the Atlantic Union Bank, into an open concept, flexible office space for the consulting firm.

**Location:** 1402B Roseneath Rd, Richmond, VA

**Completion:** February 2022

**Owner:** Scott's View LLC

**Size:** 1,441 sq ft | 1 Units

**Contract Amount:** \$202,915.63

**Architect:** SWA Architects

# EMERGE

CONSTRUCTION GROUP

TENANT UPFIT:  
**VILLAGE MD**



## PROJECT SUMMARY

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ECG customized Suite A to tenant specifications. The scope of work included an addition to provide ample space for examination rooms, medical equipment, and meeting areas.

**Location:** 3117 Clay St, Richmond, VA

**Completion:** January 2020

**Owner:** Clay Suites, LLC

**Size:** 2,973 sq ft | 1 Units

**Contract Amount:** \$146,060.17

**Architect:** Fultz & Sing Architects

# EMERGE

CONSTRUCTION GROUP

COMMERCIAL:  
**BLACK HISTORY MUSEUM OF VIRGINIA**



## PROJECT SUMMARY

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The Museum is an adaptive reuse of the Leigh Street Armory, originally constructed in 1895 and once home to Virginia's African American militia. Emerge Construction Group renovated the 6,500 Square Foot existing building and added an additional 5,500 Square Footage for main entry and support space.

**Location:** 122 W Leigh St, Richmond, VA

**Size:** 12,000 sq ft |

**Completion:** 2014

**Contract Amount:** \$13,000,000

**Architect:** Baskerville Architecture Firm & Madge Bemiss Architects



# Our Team

## OUR TEAM

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As Managing Partner, Michael Hopkins is responsible for business development, contract negotiations, and client relations. He utilizes his 30 years of experience and expertise in construction management to lead ECG's review of plans, specifications, estimate analysis, evaluation of subcontractor qualifications, and overall company administration. During his career, Hopkins has successfully developed and managed the construction and completion of projects in excess of \$580mil.

Hopkins graduated from Norfolk State University with degrees in Architecture and Construction Management

He is a dedicated husband, and father of two beautiful daughters. He is a faithful member of St. Paul's Baptist Church; he is the newly appointed Economic Development Ambassador for the Central Virginia African American Chamber of Commerce and an avid supporter of Gap4Lyfe.

## MICHAEL HOPKINS

### MANAGING PARTNER

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#### **Education**

*Norfolk State University*

*B.A. Architecture*

*B.A. Construction Management*

#### **Contact Information**

*E: [MH@emerge-cg.com](mailto:MH@emerge-cg.com)*

*M: 804-307-5252*

## OUR TEAM

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With more than 30 years of experience in the construction industry, Rick joined ECG in 2015 to lead the firm's Preconstruction. He is responsible for the preconstruction of all ECG projects, including conceptual estimating, competitive bidding, scoping and work packaging, scheduling, contract negotiations, and purchasing.

Having earned an A.O.S. from Engineering Technology, Institute of Design and Construction Brooklyn, and a B.A. Liberal Arts degree from Ithaca College, Rick has the knowledge of architectural design and construction that has provided him with the expansive knowledge to guide a project's budget from a concept through the issuance of the IFC documents.

Rick enjoys traveling with family, experiencing the children's growth, and sharing his art collection with friends and colleagues. He aspires to construct milestone projects. He is a finisher that takes pride in his work.

### RICK PILGRIM

PRECONSTRUCTION MANAGER

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#### **Education**

*Engineering Technology*

*Institute of Design and Construction Brooklyn*

*Ithaca College*

## OUR TEAM



### ELIZABETH Q. BAXTER

PROJECT MANAGER

#### **Education**

Mary Baldwin College

B.A. Arts Management

B.A. Entrepreneurship, Finance, & Marketing

#### **Years of Experience**

10 Years in Industry

5 Years with Emerge Construction Group

#### **Training & Certifications**

EarthCraft

First Aid and CPR Certified

#### **Contact Information**

E: EBaxter@emerge-cg.com

M: 804-432-0374

As a proven leader within our company, Elizabeth's involvement in a project begins with preconstruction and continues throughout the project's duration. As project manager, Baxter provides all contract administration, scheduling, subcontractor and supplier leadership and coordination, cost control, quality control, customer training and orientation and close-out. Baxter's proven track record of successful project management has showcased her qualifications in all areas.

Baxter graduated from Mary Baldwin University with a Bachelor of Arts in Arts Management and a Bachelor of Arts in Business Marketing, Finance & Entrepreneurship. Her enthusiasm for art is matched only by her passion for field hockey.

#### **PROJECT EXPERIENCE**

- ARCO - Richmond, VA
- Byrne Legal Group – Richmond, VA
- Byrne Legal Group Expansion – Richmond, VA
- Brun Whiskey & Cigar Lounge – Richmond, VA
- The Collection at Midtown – Richmond, VA
- Clay Suites – Richmond, VA
- Cooperage II – Richmond, VA
- Court St Lofts – Lynchburg, VA
- The Gallery at Midtown – Richmond, VA
- Intelisent - Richmond, VA
- Jackson Pine Alley - Richmond, VA
- Laurel Station – Henrico, VA
- Lofts at the Point – Lynchburg, VA
- Piedmont Mill – Lynchburg, VA
- Rivermont Loft – Lynchburg, VA
- River Lofts – Lynchburg, VA
- South Bank Apartment – Richmond, VA
- Village MD – Richmond, VA
- Walnut Alley - Richmond, VA

## OUR TEAM



### MAXIMILIAN KNIGHT ADMINISTRATIVE ASSISTANT

#### **Education**

Virginia Commonwealth University  
B.A. History / Urban Planning

#### **Years of Experience**

1 Year with Emerge Construction Group

#### **Contact Information**

E: [admin@emerge-cg.com](mailto:admin@emerge-cg.com)

Maximilian Knight is responsible for all the administrative and general business support functions. He coordinates and oversees ECG's site and office administrative activities to ensure administrative systems, procedures, and policies are seamlessly accomplished.

Maximilian recently graduated from Virginia Commonwealth University with a Bachelor of Arts in History, and Minor in Urban Planning. He participated in the American Planning Association, (Student Member 2022) and the VCU Alexandrian Society, (Officer of Recruiting/ Secretary 2019-2022). Outside of the office, Maximilian enjoys lacrosse, and playing the violin.

#### **PROJECT EXPERIENCE**

- ARCO - Richmond, VA
- Byrne Legal Group Expansion – Richmond, VA
- Brun Whiskey & Cigar Lounge – Richmond, VA
- Intelisent - Richmond, VA
- Jackson Pine Alley - Richmond, VA
- Laurel Station – Henrico, VA
- Walnut Alley - Richmond, VA

## OUR TEAM

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**Artensia Delbridge**  
Accounting Manager

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**Training & Certifications**

*MAcc*

*NATP*

**Years of Experience**

*10 Years in Industry*

**Contact Information**

*E: Accounting@Emerge-CG.com*

As a key team member, Artensia Delbridge leads and manages ECG's accounting functions. Through streamlining accounting and financial systems, she ensures the firm adheres to fiduciary responsible procedures and policies. Day-to-day, Delbridge tracks resources, and expenditures vs. budgets in real-time, and provides the guidance necessary to safeguard profitability on a project-by-project basis. Through diligent accounts payable and receivable management, she aligns the firm's resources properly, implementing reallocation strategies to ensure cash flow management and year-end sound financials.

**RELEVANT PROJECT EXPERIENCE**

- *ARCO - Richmond, VA*
- *Byrne Legal Group Expansion – Richmond, VA*
- *Brun Whiskey & Cigar Lounge – Richmond, VA*
- *Intelisent - Richmond, VA*

**ADDITIONAL PROJECT EXPERIENCE**

- *Cooperage II – Richmond, VA*
- *Jackson Pine Alley - Richmond, VA*
- *Walnut Alley - Richmond, VA*

## OUR TEAM



### ROBERT GILLIAM SITE SUPERINTENDENT

#### **Training & Certifications**

OSHA 30

First Aid and CPR Certified

#### **Years of Experience**

40 Years in Industry

7 Years with Emerge Construction Group

#### **Contact Information**

E: [RGilliam@emerge-cg.com](mailto:RGilliam@emerge-cg.com)

With over 40 years of experience in the construction industry, Robert Gilliam has worked with ECG since 2015 and joins ECG's team as a superintendent. Robert's industry origins came from his father's construction business, gaining knowledge in site work. He later shifted his focus to specialize in structural and flatwork concrete. Throughout his long career, he has completed numerous private sector, government, and military projects. Robert loves spending time with his children and grandchildren. He has a passion for comedy and brings joyful spirit to ECG projects.

#### **RELEVANT PROJECT EXPERIENCE**

- 11479 Fox Cross Rd - Ashland VA
- 11482 Fox Cross Rd - Ashland, VA
- 2909 Polo Pkwy, Midlothian, VA
- 5<sup>th</sup> Street Baptist Church - Richmond, VA
- 516 & 518 N 2nd St - Richmond, VA
- 606 Johnston Willis Dr, Chesterfield, VA
- 6139 Bran McNeer Pkwy, Midlothian, VA
- Amphitheater Kings Dominion – Doswell, VA
- Animal Medical Center - Midlothian, VA
- ALTRIA center for Research Tech Building,
- Bookbinders - Richmond, VA
- City to City - Richmond, VA
- Cumberland Elementary - Richmond, VA
- DPW Cary Hauling - Ashland, VA
- Falling Cree Log & Lumber Co - Ashland, VA
- Fort Lee Clinic - Fort Lee, VA
- Fort Lee Fire & Emergency - Fort Lee, VA
- Global Wash - Prince George, VA
- Highland Spring Rec Center - Highland Springs, VA
- Hippodrome - Richmond, VA
- McDonald's - Highland Springs, VA
- Red Lobster- Colonial Heights, VA
- Richmond Harley-Davidson - Ashland, VA
- Rising Mt. Zion Baptist Church - Richmond, VA
- Short Pump Elementary - Richmond, VA
- The Speakeasy Grill - Richmond, VA
- Taco Bell - Ashland, VA
- Taco Bell - Hampton, VA
- Taco Bell - New Port News,
- Taco Bell - Fishersville, VA
- Taco Bell - Waynesboro, VA
- Virginia Dept of Forensic Science - Richmond, VA
- Osbourne Marina - Richmond, VA
- Quantico Base - Quantico, VA

#### **ADDITIONAL PROJECT EXPERIENCE**

- Jackson Pine Alley- Richmond, VA
- Walnut Alley - Richmond, VA

## OUR TEAM



George is a proven leader within our company, and is responsible for project performance, quality of production, and jobsite safety. He directly supervises and coordinates activities of the field staff and subcontractors. George has more than 20 years in the field, with a strong background in commercial and multi-family construction.

### **REVALANT PROJECT EXPERIENCE**

- *Clay Suites – Richmond, VA*
- *Main & 8<sup>th</sup> St Bank Project – Richmond, VA*
- *Mental Medical Center – Williamsburg, VA*
- *Panera Bread – Lynchburg, VA*
- *Vita Dialysis Center – Henrico, VA*
- *Shaffer and Grace – Richmond, VA*
- *Summit Suites – Richmond, VA*
- *Walgreens – Lynchburg, VA*
- *Walgreens – Fredericksburg, VA*
- *Walgreens – Williamsburg, VA*

### **ADDITIONAL PROJECT EXPERIENCE**

- *3200 Project – Richmond, VA*
- *Canal Crossing – Richmond, VA*
- *Overbrook Lofts – Richmond, VA*
- *Scott View – Richmond, VA*

## **GEORGE ALDANA**

### **SITE SUPERVISOR**

#### ***Training & Certifications***

*OSHA 30*

*First Aid and CPR Certified*

#### ***Years of Experience***

*18 Years of Experience*

*2 Years with Emerge Construction Group*

#### ***Contact Information***

*E: [GAldana@emerge-cg.com](mailto:GAldana@emerge-cg.com)*



## OUR TEAM



**GREGORIO CASTRO**  
WORKING FOREMAN

Although he is new to Emerge, Gregorio is not new to the construction industry, with more than 15 years of experience in a variety of roles. In his role as Working Foreman for Emerge Construction Group, Gregorio is responsible for project performance, quality of production, and jobsite safety.

### **RELEVANT PROJECT EXPERIENCE**

- *ARCO - Richmond, VA*
- *Byrne Legal Group Expansion – Richmond, VA*
- *Brun Whiskey & Cigar Lounge – Richmond, VA*
- *Intelisent - Richmond, VA*

### **ADDITIONAL PROJECT EXPERIENCE**

- *The Collection at Midtown – Richmond, VA*
- *Cooperage II – Richmond, VA*
- *The Gallery at Midtown – Richmond, VA*
- *Jackson Pine Alley - Richmond, VA*
- *Lofts at the Point – Lynchburg, VA*
- *Piedmont Mill – Lynchburg, VA*
- *River Lofts – Lynchburg, VA*
- *South Bank Apartment – Richmond, VA*
- *Walnut Alley - Richmond, VA*

### **Training & Certifications**

*OSHA 30*

*First Aid and CPR Certified*

### **Years of Experience**

*15 Years in Industry*

### **Contact Information**

*E: [Gregorio@emerge-cg.com](mailto:Gregorio@emerge-cg.com)*