



CITIZEN 6 | 2600 Block of Floyd Avenue
"Fine Period Architecture in The Fan District"
citizen6rva.com | 804.767.6464





Citizen 6

Citizen 6 can only be described as **'Fine Period Architecture'** in a neighborhood known just for that.

Burt Pinnock of Baskervill Architects and local developer *Bill Chapman*, have come together to provide Richmond a new housing option in one of Richmond's most captivating and pedestrian-friendly neighborhoods, The Fan. When completed, the Citizen 6 Project will be a collection of 6 newly constructed, architecturally engaging and visually striking homes within walking distance to much of Richmond's finest art, culture and entertainment.

The pair, having worked together since 2005, are known for their exceptional design aesthetic and sustainable focus. The Citizen 6 project is a natural progression of their design philosophy into the realm of newly constructed single family homes.

Basic Facts

2615 - 2619 1/2 Floyd Avenue
Richmond's Fan District
6 Home sites
Single Family Homes
3 Bedrooms/3.5 Baths
2 Off Street Spaces Per Home
2,200 - 2,800 SF (approx.)

Features

Modern Design
Open Layouts
Gas Cooking + Fireplaces
First Floor Bedroom Suite

Public Schools

William F Fox Elementary
Binford Middle
Thomas Jefferson High

Nearby Private Schools

St. Gertrude's
St. Benedict's
Orchard House

Materials and Design

The material selections of Citizen 6 were chosen to create a wonderful resident experience while introducing as many sustainable elements as possible.

- "Tongue-in-Groove" Cedar Siding
- European 'Step-in' Showers
- Luxury Water Distribution Systems
- FSC Certified Custom Cabinetry
- Energy Star Stainless Steel Appliances
- Hardwood Floors
- Carrera Marble Baths
- Custom Steel Railings

Upgrade Packages Available

Final selections will be defined as a part of the contract process and may differ slightly from the descriptions above.

ABOUT THE LOCATION



The Location

The Citizen 6 site is located along Floyd Avenue in the Fan District near the Boulevard.

It is ideally situated within the upper Fan District a mere 3-6 block walk to many popular city amenities including *Carytown*, *Byrd Park* and the *Virginia Museum of Fine Arts*.

Additionally, multiple access points to either the Downtown Expressway, Powhite Parkway and I95 are nearby meaning ingress/egress to the homes is excellent. Downtown Richmond is accessed via numerous routes with most points 5-10 minutes away.

This strategic location in the western Fan also means that not only the amenities of the Fan are nearby, but those in the adjacent neighborhoods are also quite close. Development momentum along the Boulevard, in Scotts Addition and Northside all will contribute to the experience of the Citizen 6 resident.

Arts and Entertainment

VMFA | 3 blocks
Virginia Historical Society | 4 blocks
Science Museum | 8 blocks
Children's Museum | 8 blocks
Byrd Theater | 4 blocks
Bow Tie Cinema | 13 blocks
Siegel Center | 17 blocks

Green Spaces

Scuffletown Park | 6 blocks
Byrd Park | 6 blocks
Maymont Park | 10 blocks

Education

VCU Monroe Park | 15 blocks
William F Fox Elementary | 5 blocks
St. Gertrude's | 9 blocks
St. Benedict's | 6 blocks
Orchard House | 9 blocks

Carytown

The quirky, diverse and engaging Carytown shopping district, located only moments away, is a wonderful collection of over 300 retailers in a 8 block stretch. The entry point to Carytown is a mere 3 blocks from Citizen 6.

Dining

The Daily
Can Can
Mellow Mushroom
Burger Bach
Amici

Grocers

Ellwood Thompson's Natural Market
Fresh Market
Kroger
Belmont Butchery/Belmont Food Shop

Other

Need Supply
Road Runner
Lex's of Carytown
Plan 9 Records



About The Fan District

The Fan District is an urban neighborhood in Richmond Virginia largely built after the turn of the 20th Century. The district is alleged to have taken its name from a newspaper article that described the way the streets 'fan out' as they move west.

As a neighborhood largely developed prior to the large scale influence of the automobile, the Fan is denser than many of the western Richmond neighborhoods and thus one of the more 'pedestrian-friendly.' The mixed-use nature of the Fan means that the supporting amenities are interspersed throughout the neighborhood with many different options located within a few block walk of the Citizen 6 development.

With schools, entertainment, shopping, service amenities, green spaces, art and culture all nearby, the Citizen 6 project offers a truly unique opportunity to its residents - **a newly constructed contemporary living option in Richmond's most desirable neighborhood.**

Some Fan District Facts

The Fan District is an 85 block (approximate) neighborhood located within the City of Richmond.

The Fan District is part of **Richmond's Second District** and represented on City Council by **Charles Samuels**.

The neighborhood is represented by The **Fan District Association** (FanDistrict.org). Other smaller neighborhood associations may represent additional neighborhoods within the Fan boundaries including **West Avenue Association, Grace Street Association, Monument Avenue Association** and the **Uptown Neighborhood Association**.

The tax rate is \$1.20 per mil.

Bordering neighborhoods include The Museum District, Randolph, Byrd Park, Carver, Monroe Ward and Jackson Ward.



From the Architect's Perspective

"Working with Bill is always a call to a design challenge. How do we create architecture that is cognizant of it's context while being forward looking and reinforcing the brand, a brand that represents contemporary living?"

"The opportunities in Richmond to answer this call are enhanced because of the rich history that exists here. Citizen6 is designed to be integral to the surrounding neighborhood as well as a series of distinct modern homes."

- Burt Pinnock, AIA
Baskervill Architects



From the Developer's Perspective

"The Citizen 6 Project presented a unique opportunity to create new single family homes in a neighborhood where that product doesn't exist.

"The design approach was to use a material palette familiar to the neighborhood, but in a way that reflects fine architecture today. Knowing that new construction in the Fan doesn't exist, it was also important to use space in a way that relates to lifestyles of the present day. This project will have no rival in the City's most walkable neighborhood."

- Bill Chapman, Developer
Bill Chapman Enterprises



The Bicycle Boulevard

Currently in the planning stage, Floyd Avenue has been targeted as the logical location for Richmond's first 'Bicycle Boulevard.'

A highly successful endeavor in many of the progressive cities throughout the US, the concept of the Bicycle Boulevard captures the essence of the sustainable movement and re-urbanization of the population.

Cities which have adopted 'Bicycle Boulevards' (such as Portland, Oregon) have seen those thoroughfares become highly valued and extremely popular with residents.

http://en.wikipedia.org/wiki/Bicycle_boulevard



PAST PROJECTS OF THE DEVELOPMENT TEAM



The **Decatur** in Manchester was a trend-setting urban loft project oft featured on the Downtown Loft Tour. (Chapman)



The selections at **The Decatur** were both modern and luxurious to create a space that was both high-end and memorable. (Chapman)



The master suite at **The Decatur** was intentionally highlighted in the design of the loft. (Chapman)



The Decatur's kitchen was the centerpiece of the space on the main level for obvious reasons. (Chapman)



The **Hodges Partnership** addition in won the 'Golden Hammer' Award in 2010. (Pinnock)



The **Lofts at West Station** won the prestigious ULI Vision Award in '13. (Chapman/Pinnock)



West Station project combines 'Modern' and **adaptive re-use** (Chapman/Pinnock)

Burt Pinnock, AIA
Baskervill Architects
Principal

Burt Pinnock's expertise ranges from master planning to urban design to adaptive reuse, with a focus on civic, multi-use residential, and commercial projects.

He is active with the Architectural Review Board and Urban Design Committee, as well as the GSA Peer Review Program and has served as a panelist for the National Endowment for the Arts and the University of Richmond. He has been a guest lecturer at the National Organization of Minority Architects and VCU, where he held an adjunct faculty position in the Department of Interior Design in 2003.

Burt is the design principal with Baskervill and previously a principal and founder of BAM Architects.

"Hopefully we are creating something that will speak to people way beyond our community for a period way beyond our lifetime. There are few things that we leave behind after we are gone. Architecture is one of those things and I feel like we should always approach it as such."

- From an interview in 2013



Bill Chapman, Developer
Bill Chapman Enterprises

In 2006, BCE was formed with the vision of creating a real estate development company that would specialize in bringing high-concept and thoughtful urban projects to life. Since then, BCE has completed over \$30 million in residential and mixed-use projects between downtown Richmond and Roanoke.

BCE's core focus remains on sustainable design. Featured throughout their projects, you'll find cabinets from FSC Certified Forests or Bamboo, Energy Star Appliances and Fixtures, Richlite Countertops from 100% recycled content, Dual Flush toilets and many more products that convey the message of responsible development.

"When walking through neighborhoods like the Fan, I often wonder what we're building today that future generations will want to preserve 50 to 100 years from now. It's a thought that drives my passion for timeless design, quality craftsmanship and sustainability."

- From an article in 2010



Interested Parties

Those interested in ownership of a new home in the Citizen 6 project should register with One South Realty on the web at:

<http://Citizen6RVA.com>

On or about February 3, 2014, the developer expects to be in position to accept offers from interested parties. Delivery of completed homes expected in the Fall/Winter of 2014.

Disclaimer

- Registrants will be notified when plans, dates, final pricing and upgrade packages become confirmed.
- All renderings are for illustrative purposes only and may differ from the completed project.
- Registrations are for informative purposes only and shall not be deemed as an exclusive right to negotiate nor should a registration be deemed as an agreement to purchase.
- All information about these proposed properties contained herein is deemed to have come from reliable sources but not guaranteed. Prospective purchasers shall be responsible for independently verifying all information contained in this or any marketing material.
- All information contained in this or any other marketing material for the Citizen 6 project is subject to change without notice.





About One South

Opening our doors in January of 2008, One South was created to serve the needs of an increasingly sophisticated buying and selling public. Employing powerful web strategies, robust 'in-house' print and graphic capabilities and advanced statistical analysis, One South has grown rapidly into the headwinds of a market undergoing fundamental change.

Representing the development community on their projects is but one of the many facets of One South, along with commercial sales and leasing, condominiums, new construction and historic properties.



Sales Team

The agents representing Citizen 6 are both veterans of new home project representation and Richmond's development scene.

- **Andrea Levine, GRI + ABR**
- **Scott Garnett, Associate Broker**
- **Kelly Blanchard**
- **Kim Nix**
- **Rick Jarvis, Founder**

Inquiries can be directed to:

Citizen6@OneSouthRealty.com
804.767.6464
citizen6rva.com

Project Representation

One South has represented the following developments:

- Ginter Place** | Northside
- The Mews at Cary Mill** | Fan
- The Ambrata** | Museum District
- The Emrick Flats** | Jackson Ward
- Marshall Street Bakery** | Jackson Ward
- The Reserve** | Church Hill
- The Decatur** | Manchester
- Hollywood Heights** | Oregon Hill
- Sterling Row** | Shockoe Bottom

Web Network

OneSouthRealty.com
RichmondFanRealEstate.net
RichmondLuxuryneighborhoods.com

The Citizen 6 Project

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