

ARMSTRONG RENAISSANCE

Armstrong Renaissance
Richmond, VA



The Church Hill North/Armstrong Renaissance residential development initiative is a landmark public-private redevelopment endeavor, informed by comprehensive resident engagement and planning. The goal of this project is to transform the existing Creighton Court public housing complex and surrounding neighborhood into a mixed-income, vibrant community of choice. The initiative compliments other significant revitalization efforts under construction on the Nine Mile business corridor and serves as a catalyst for the development of the "East End Gateway" into the City.



Phase 1A and 1B

The East End community has been engaged in a long term master planning process and recommended a "build-first" approach to ameliorate the need for temporary relocation and to create immediate positive impact in the neighborhood and rental market. The city committed the vacant former Armstrong High School site, to launch the initiative. Delivering on the promise of turning Community Plans into action, the first "Build First" phase of redevelopment at the former Armstrong High School is underway in 5 phases.

This new community, now known as Armstrong Renaissance, provides a total of 256 units in five phases. Construction of the first two phases (1A, 1B) was completed in Spring 2020. Phase 2A began construction in late 2019, and the 70 units will be fully occupied in 2021. Phase 2B and the homeownership components are beginning construction activities in 2020.

Consistent with other vibrant Richmond neighborhoods, the site plan provides for a balanced mix of housing types: one-story bungalows, two-story single family detached homes, duplexes, townhomes, two and three-story stacked flats for families, and two (2) three-story apartment buildings for seniors and the disabled. There will also be a 4,000 SF community center for after school activities, and supportive service programming and property management and leasing offices.

All phases will utilize green building guidelines and will meet EarthCraft Virginia (Viridiant) standards. The site will also contain a Historical Garden that honors the unique and powerful legacy of the former Armstrong High School, and a central park that will accommodate outdoor recreational activities for families. There will be an introduction of new streets into an existing street network that will tie the new development into the existing neighborhood.

Armstrong Renaissance at a Glance

This dynamic master planned development emerged from a robust community engagement process and will deliver 220 apartment homes and 36 homeownership opportunities for local families and seniors in Richmond's newest "community of choice."

TCB Role: Co-Owner, Co-Developer

Financing Participants: Richmond Redevelopment Housing Authority (RRHA), Virginia Housing and Development Authority (VHDA), Virginia Department of Housing and Community Development (DHCD), City of Richmond, Federal Home Loan Bank of Atlanta

Total Development Cost: \$60.1M

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