

FREQUENTLY ASKED QUESTIONS – STAPLES MILL CENTRE

What is Gumenick Properties doing?

Gumenick Properties has filed to amend the zoning on its 79.5-acre site along Staples Mill Road in Henrico County. Under a plan submitted to the county for review and approval, the company intends to create a mixed-use community.

What is the name for this new community?

At present, the name is Staples Mill Centre.

What type of buildings will Staples Mill Centre have?

This pedestrian-friendly neighborhood will offer single-family homes, townhomes and condominiums for sale. It also will have apartments, offices and retail space for rent. Gumenick Properties will build its own company offices here.

What benefits will Staples Centre offer?

Gumenick Properties believes that Staples Mill Centre will offer significant benefits to county, neighbors and company:

- Construction of Staples Mill Centre near the Henrico County/City of Richmond line will relieve development pressures in suburban areas.
- Staples Mill Centre will enhance the local tax base.
- Staples Mill Centre will raise the value of nearby properties.
- Building the new community also will allow for revitalization of the site formerly occupied by Suburban Apartments. This should serve as a catalyst for further positive change in the area. Improvements at Staples Mill Centre reflect an ongoing local renaissance that has included enhancements to the nearby Anthem headquarters and Willow Lawn Shopping Center as well as the ongoing creation of the Monument Square condominium community. Collectively, these projects have the potential to revitalize this part of the county in a powerful, positive, enduring way.
- By providing for-sale single-family homes, townhomes and condominiums, Gumenick Properties is supporting Henrico's goal of increasing homeownership in the county.

Why does Gumenick Properties want to change the zoning?

Current zoning does not allow for the creation of Gumenick Properties' ultimate vision for Staples Mill Centre. This vision is the product of months of study by a team of architects, engineers and traffic experts. The plan embraces the best elements of "Smart Growth." These features include reduced dependence on automobiles, careful integration of varied building types, innovative products, pedestrian-friendly amenities and efficient use of existing infrastructure.

How many and what types of dwellings will be at Staples Mill Centre?

Staples Mill Centre will have 571 condominiums, 391 townhomes, 32 single-family homes and 1,096 apartments. The site also will have +/- 50,000 square feet of office space and 100,000 square feet of retail space.

What types of retail establishments will be at Staples Mill Centre?

These shops typically will be types that serve the needs of residents and neighbors. They might include dry cleaners, coffee shops, restaurants and other similar operations. Staples Mill Centre will not have "Big Box" retailers.

What will attract residents and businesses to Staple Mill Centre?

For residents and businesses, Staples Mill Centre offers some outstanding qualities. The community is located within Henrico, which offers affordable tax rates and excellent services and schools. Staples Mill Centre's location near the Henrico County line means that downtown workplaces are just minutes away. Nearby roadways – including Interstate 64, Broad Street and Staples Mill Road – provide easy, quick access to major regional office concentrations, shopping centers and recreational and entertainment attractions.

What will Staples Mill Centre look like?

Gumenick Properties intends to create a unique and inviting personality and sense of place for Staples Mill Centre. As it has done with other local projects, the company will employ the creative use of architecture to give the community character. Gumenick Properties intends to draw on the rich architectural heritage of Central Virginia. Staples Mill Centre will have the intimacy, scale and ambiance of area neighborhoods during the late 19th and early 20th centuries. By applying sound land planning principles, the company will produce a community with an old-fashioned sense of warmth and place.

Gumenick Properties also has committed to ensuring that Staples Mill Centre offers superb value and quality in all its buildings. Residents will find the same level of quality available in current company projects and holdings in Henrico, including Grayson Hill, the Hamptons at Hunton Park Apartments and the Estates at Horsepen Apartments.