



Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Project Name: Dominion Workplace Project

Date: 05/26/2016

Property Address: 701 E Cary St. Richmond, VA 23219

Tax Map #: W0000018025

Fee: 2,400

Total area of affected site in acres: 1.98

(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-4

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: Office Building, Parking Deck

Is this property subject to any previous land use cases?

Office, Retail, Parking Deck

Yes No

If Yes, please list the Ordinance Number:

Applicant/Contact Person: Brian K. Jackson, Esq.

Company: Hirschler Fleischer

Mailing Address: 2100 E Cary St.

City: Richmond

State: VA

Zip Code: 23223

Telephone: (804) 771-9545

Fax: ()

Email: bjackson@hf-law.com

Property Owner: Dominion Resources Inc.

If Business Entity, name and title of authorized signee: Mark O. Webb, SVP, General Counsel & Chief Risk Officer

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 707 E Main St. (attn: Jim Ferrara, 6th Floor)

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 771-3480

Fax: ()

Email: jim.ferrara@dom.com

Property Owner Signature: _____

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

May 26, 2016

BY HAND

The Honorable Council of the City of Richmond
c/o Department of Planning and Development Review
Land Use Administration Division
Attention: Mr. Mark A. Olinger
900 East Broad Street, Room 511
Richmond, Virginia 23219

RE: Applicant's Report for Special Use Permit Application for Dominion Resources, Inc. (the "Applicant" and "Dominion"), Seeking a Waiver of the Height Restrictions Imposed by the City of Richmond (the "City") Inclined Plane Rule as applied to Proposed Construction of a New Building on the Current Site of One James River Plaza located at 701 East Cary Street (the "Building Site")

Dear Ladies and Gentlemen:

In compliance with the administrative policy of the Department of Community Development and on behalf of Dominion, the undersigned submits this Applicant's Report in connection with the Special Use Permit Application seeking a waiver of the inclined plane rule in the City's zoning ordinances (specifically, §30-440.6 - Height).¹ Additionally, the Applicant requests a 48-month time period in which to apply for a building permit to implement the Special Use Permit. The waiver would apply to the Building Site which is intended as part of the recently announced Dominion Workplace Project, potentially including two new buildings. Other than the above referenced waiver, the Applicant is not requesting any other deviations from the requirements for the B-4 Business district (Central Business) as set forth in the City's Zoning Ordinance.

1. Special Use Permit Request.

Approval of the Special Use Permit for the waiver of the inclined plane rule height restrictions will allow Applicant, an organization which has reputedly served individuals and businesses in the City for many years, to proceed with its master plan for downtown office space. Dominion is committed to downtown Richmond as an efficient and effective work environment conducive to engaging more than 2,200 employees, promoting teamwork and collaboration, and supporting the community now and in the

¹ Section 30-440.6: "There shall be no maximum height limit in the B-4 central business district, provided that no portion of a building shall penetrate an inclined plane originating at the centerline of each abutting street and extending over the lot at an inclination of one foot horizontal for each four feet vertical and provided, further, that such inclined plane may be penetrated by a building wall adjacent to a street for a horizontal distance not exceeding 50 percent of the length of the property line along such street."

future. This plan will provide enough room for expected growth. There will be sufficient parking for employees and visitors. The building designs incorporate elements desired by the City's Downtown Master Plan, promoting retail development and engagement with the public by bringing the public and the building closer together. Dominion is not seeking special incentives from the City to complete this project.

2. Background.

(a) Dominion Ownership. The applicant, Dominion Resources, Inc., is a public utility holding company that has served the Richmond area and beyond for over 100 years as Virginia Electric Power Company, dba Dominion. In the late 1970's, Dominion constructed the building at One James River Plaza – located at 701 E. Cary Street (hereinafter "OJRP") as its headquarters in downtown Richmond. Today, the Building serves as office space for over 1200 Dominion employees occupying the majority of the Building's 21 floors.

(b) The Dominion Workplace Project.

The Dominion Workplace project is planned for the two blocks located within S. 6th Street, E. Cary Street, S. 8th Street, and E. Canal Street. The full development being considered would include two new towers as depicted on the attached photo illustration entitled "**Tower Scheme**" and incorporated herein. On May 12, Dominion and its design team filed with the City for approval of a Plan of Development for a new office tower at 111 S. Sixth Street ("Tower 1").

The Building Site that is the subject of the Special Use Permit Application would be developed for a second tower (hereinafter referred to as "Tower 2"). The Building Site and Tower 2 are more particularly shown on the Survey plat, Site Plan and Elevations included with the Special Use Permit Application Plans. Dominion is contemplating a decision to build Tower 2 on the Building Site or significantly renovate the existing building. OJRP needs an overhaul, including new electrical, HVAC and other systems, and would require gutting the entire interior of that building. If built as envisioned, the second tower in Dominion's Workplace Plan would not comply with the inclined plane rule found in the City of Richmond's zoning ordinances (specifically §30-440.6). The envisioned Tower 2 would complement the height of Tower 1, and without the waiver sought by the Special Use Permit, Tower 2 would be limited in height to 7 floors including only 5 floors of workspace. The inclined plane rule limits are triggered by the planned width and placement of Tower 2 along the 8th Street property line. See the impact of the inclined plane rule on the planned Tower 2 as depicted on the attached illustration entitled "**Inclined Plane Study – Height Restriction**" and incorporated herein.

The overall project site is located 1 block from the Downtown Expressway, allowing easy access and exit to both of the towers. It is anticipated that Dominion Workplace Tower 2 will allow for over 1000 employees. Tower 2 would include 4 levels of underground parking with approximately 836 total spaces. Parking is located completely below grade, allowing the ground level to serve as accessible lobby space and active uses, outdoor seating (associated with Dominion dining) and retail with window frontage to engage the adjacent streets and pedestrians. Tower 2 will create a human scale environment

with active uses at street level including retail space on E. Cary Street, S. 7th Street and S. 8th Street, inviting south-oriented pedestrian level lobbies facing Kanawha Plaza and complementing E. Canal Street setback of Gateway Plaza.

The design and placement of Tower 2 will allow for large efficient parking floor plates and integrates four levels of below grade parking. This results in a lower podium height and eliminates above grade parking. Orienting the tower towards the center of the block will significantly reduce the parking efficiency resulting in an increase in the podium height. This allows for a strong presence of the tower meeting the ground plane at the street rather than being located in the center of the block (similar to Dominion's current One James River Plaza) and strengthens the relationship of the Tower 2 podium terrace to Kanawha Plaza, achieving a balanced solar exposure for the terrace through the seasons.

Tower 2 is oriented to complement the surrounding buildings and preserve the views to the river for each of the property owners located along Cary Street (see the depiction of the envisioned Tower 2 on the photo illustration entitled "**Elevations**" attached hereto and incorporated herein). The ground floor and main entry of Tower 2 at the intersection of S. 8th Street and E. Canal Street, would be an aesthetically pleasing and pedestrian friendly space with the interaction of the main lobby for Tower 1 to the west and to the Gateway Plaza just across the street to the east. Tower 2 will also be coordinated with the proposed improvements to Kanawha Plaza that will increase visual appeal and encourage pedestrians to utilize the shared open space and creating the opportunity for a vibrant environment on both sides of the street. Both towers will establish a strong architectural presence on the Richmond skyline from the south and provide views to two acres of landscaped terrace and green roof for adjacent neighbors.

The completion of this project will not create interference with current utility services such as water and sewage disposal, and a full utility plan will be submitted through the Plan of Development process. Included with the Special Use Permit Application is a indicative and preliminary civil site plan, survey plat and elevation plans. A full Plan of Development submittal will be made after a construction date is determined and will include floor plans, landscape plan, signage plan, lighting plan, grading plans, storm drainage and utility plans, and additional calculations required for the Plan of Development.

3. **Neighborhood.** The area surrounding the Building consists of a mix of urban commercial and office uses with the adjacent area dominated by high-rise office buildings.

4. **Community Benefits.** Approval of the Special Use Permit will allow for the most practical, attractive and logical location and height of Tower 2 on the Building Site. Moreover, the proposed Tower 2 (along with Tower 1) will complement the existing skyline by enhancing the aesthetic quality of the downtown community. The waiver requested by the Special Use Permit will only have beneficial effects on the community.

5. **Jurisdictional Requirements.** All of the jurisdictional requirements for approval of the requested Special Use Permit are satisfied for the following reasons:

(a) The Special Use Permit will not be detrimental to the safety, health, morals and general welfare of the community.

(b) The Special Use Permit will not tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved. The placement and height of Tower 2 on the Building Site should have no impact on congestion in the area. A traffic study will be completed in connection with the Plan of Development to confirm no excessive vehicular congestion will be created by the completion of this project.

(c) The Special Use Permit will not result in hazards from fire, panic and other dangers.

(d) The Special Use Permit will not tend to overcrowd the land and cause an undue concentration of population. The height waiver for Tower 2 will have no such impact.

(e) The Special Use Permit will not adversely affect or interfere with public or private schools, water supplies, sewage disposal, transportation or other requirements, conveniences and improvements. The height waiver for Tower 2 will have no negative impact on any of the foregoing.

(f) The Special Use Permit will not interfere with adequate light and air. No improvement will be constructed on the Building Site that would create such impediments or that will have any impact on the supply of adequate light and air.

6. **Summary.** The Special Use Permit granting a waiver of the inclined plane rule height restriction will allow the Applicant to develop fully an integrated two tower office and retail development that will have only beneficial effects on the community. Furthermore, no deviations from the zoning requirements are being requested except for the referenced waiver and the 48-month time period in which to apply for a building permit to implement the Special Use Permit. In light of the foregoing report and analysis, we respectfully request that City Council grant the Special Use Permit to allow the waiver with the 48-month time period as requested.

Respectfully submitted,



Brian K. Jackson

Enclosures