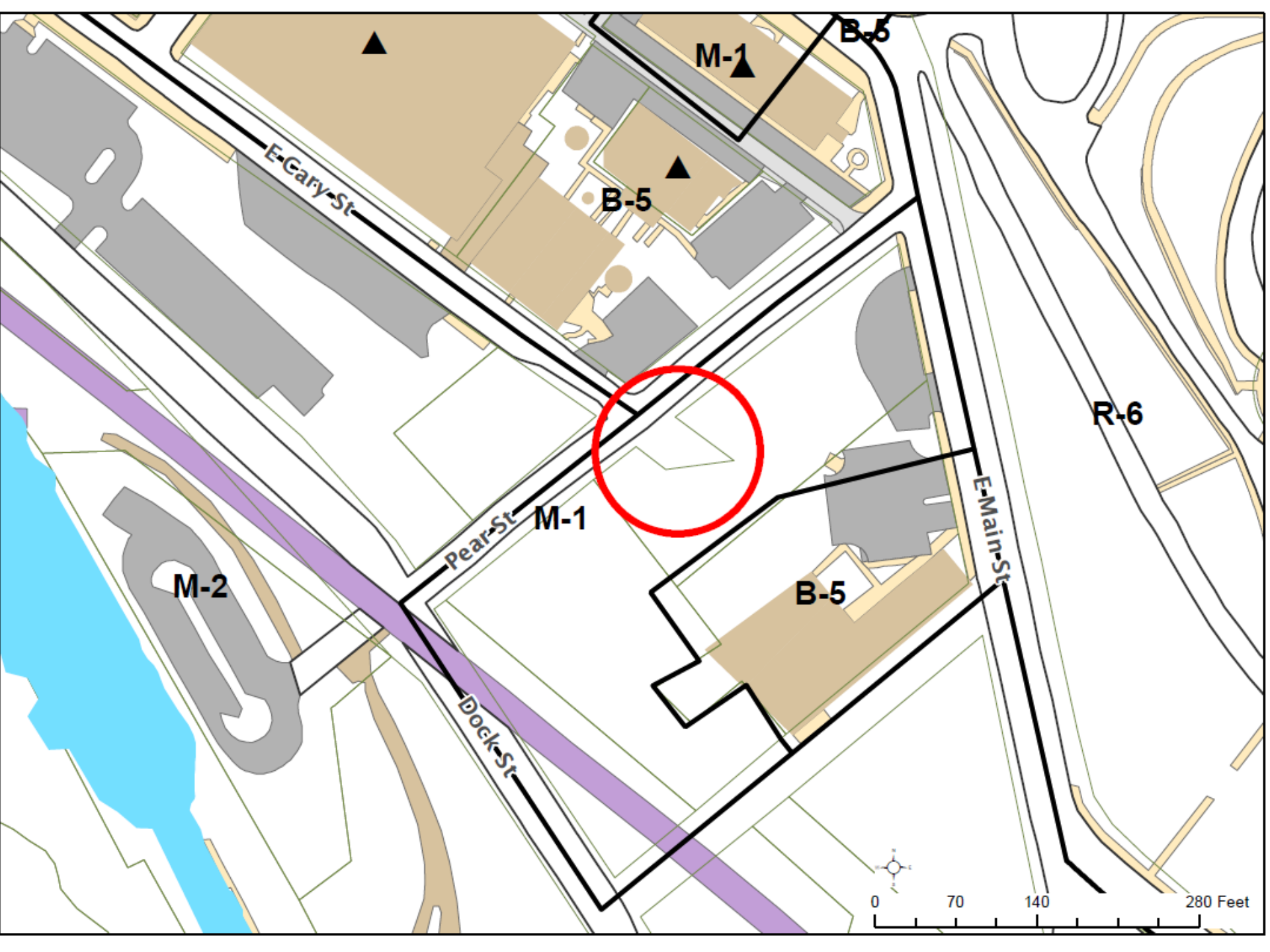


Subject Property

Great Shiplock Park

Libby Hill Park



E-Gary-St

M-1

B-5

B-5

R-6

M-1

Pear-St

M-2

B-5

E-Main-St

Doek-St



0 70 140 280 Feet



Main Street Frontage

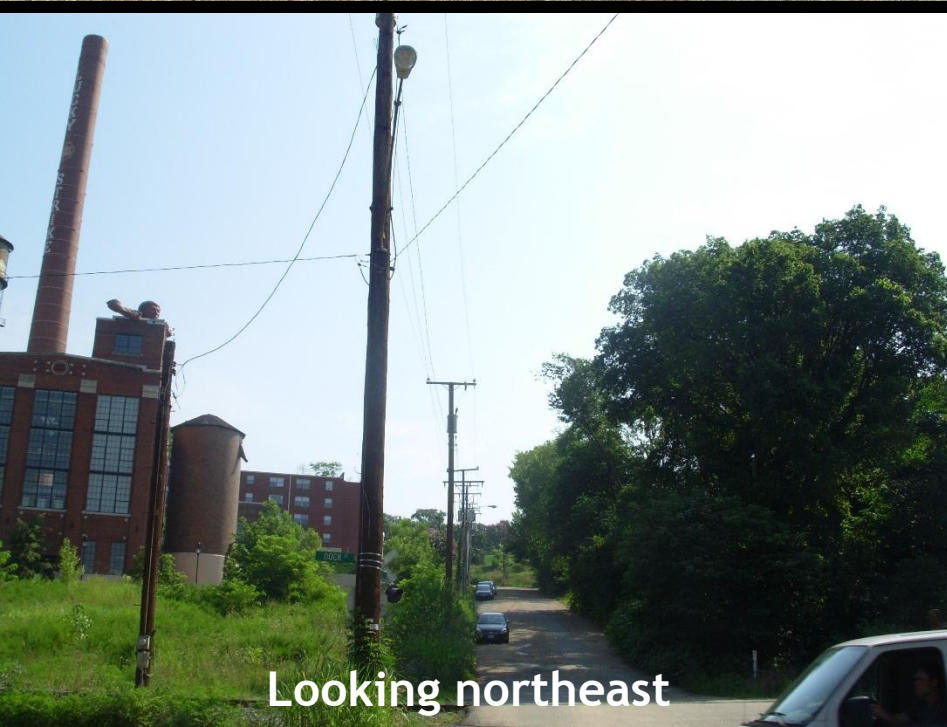


Pear Street Frontage



Subject Property

Cary Street Frontage



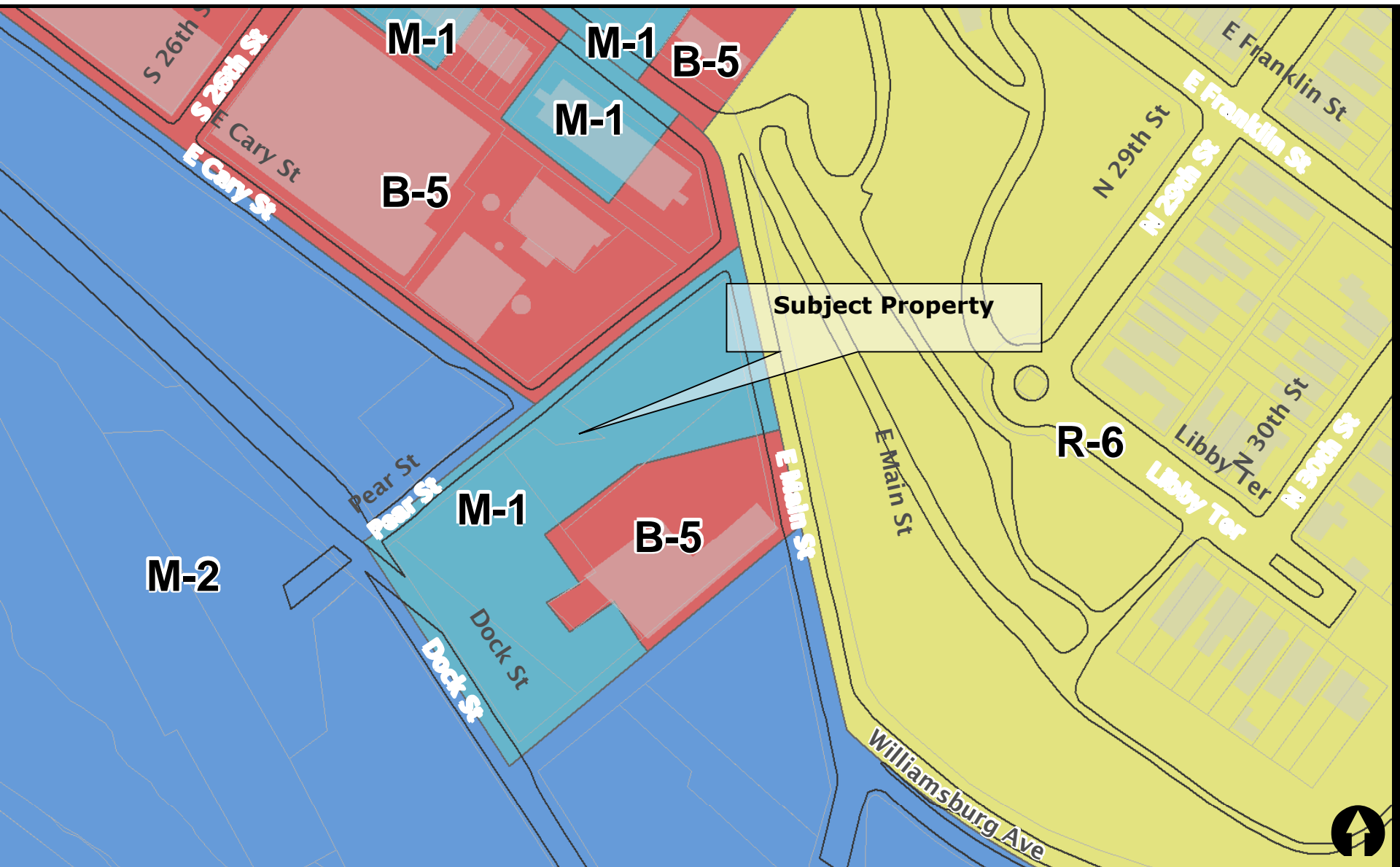
Subject Property

LUCKY
STRIKE





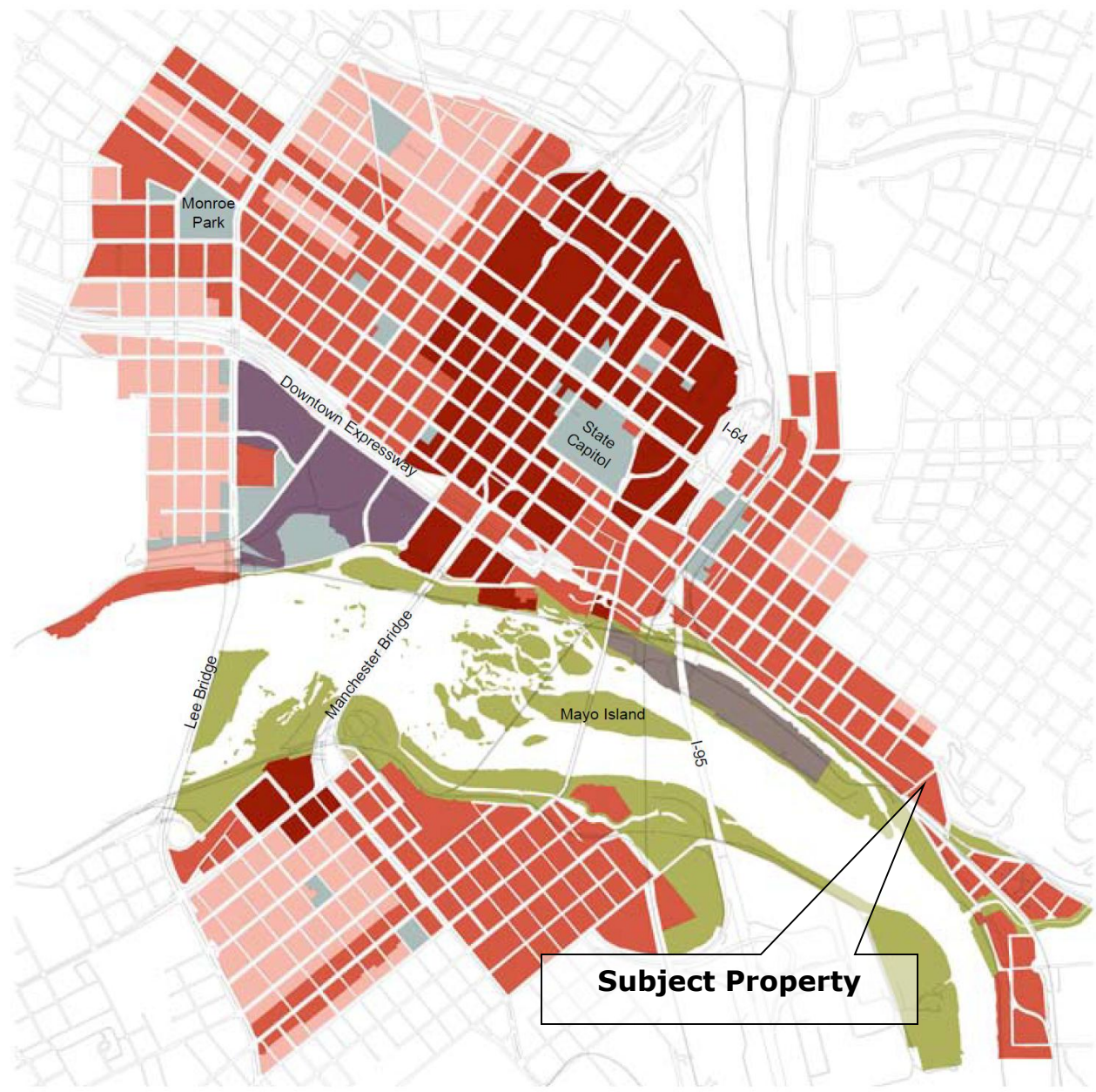
Current Zoning



Downtown Character Map

Downtown Richmond is comprised of seven distinct Character Areas, illustrated on this map in different intensities of color. Future development in Downtown should comply with the existing physical qualities of its particular Character Area. These physical qualities are described in the following pages.

-  Civic Area
-  Natural Area
-  General Urban Area
-  Urban Center Area
-  Urban Core Area
-  Municipal Infrastructure Area
-  Future Development Area





Ordinance Conditions

- **Authorize up to 65 dwelling units**
 - Condominiums as defined by Code of Virginia
 - Minimum 800 square feet
- **Uses permitted in the B-5 district along Pear Street frontage**
- **Minimum of 1 parking space per dwelling unit required; additional parking permitted**
 - Three levels of structured parking, containing 78 spaces
 - Future expansion of structure parking subject to POD
 - Two surface parking areas
 - 21 spaces between the building and Main Street authorized for use by adjacent residential development
 - 2 spaces and loading area adjacent to Pear Street



Ordinance Conditions

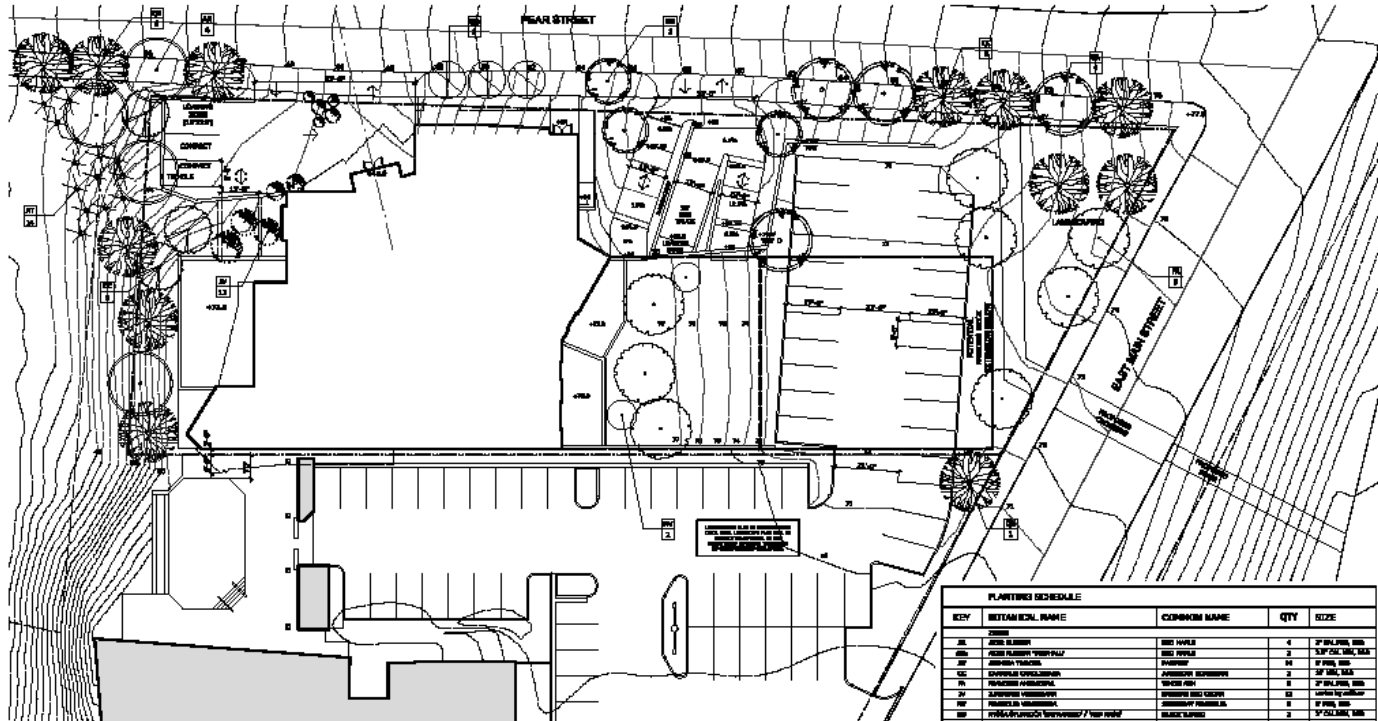
- **16 Stories as measured adjacent to the building along the northeast elevation**
 - Story height must be between 10 and 14 feet
- **Sidewalk and landscaping improvements along Pear & East Main Streets**
- **Must be in substantial accord with plans attached to ordinance**
 - Main building, signage, lighting, façade, and landscaping plans approved by Director of Planning & Development Review
 - Substantive changes to the site layout and main building must be shown in final plans approved by Director of Planning & Development Review



Plans

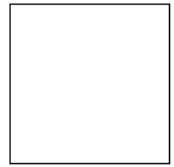
| James at River Bend Area Summary | |
|---|---------|
| Total Summary by Category | |
| Total Land Area | 34751 |
| Building Footprint Area | 13,546 |
| Gross Parking Area | 35736 |
| Gross Building Area | 147081 |
| Gross Floor Area Above 4 Stories | 61130 |
| Percentage of Gross Floor Area Above 4 Stories to Land Area | 1.75609 |
| Total Open Space on Site | 22000 |
| Total Paved Area on Site | 5496 |
| Total Parking Spaces | 79 |
| Exterior Surface Enclosed Deck | 2 |
| Total | 81 |

| Floor by Floor Sum | Open Space | | | Surface | | Enclosed Parking | Paving | Loobby | Accommodation / ft ² | | | | | | | | | | Gross Total Floor Area | Gross Density / ft ² | | | | | | | | | |
|--------------------|------------|-------|----|---------|-------|------------------|--------|--------|---------------------------------|------|----|------|----|------|--------|-------|------|------|------------------------|---------------------------------|-----|--------|--------|--------|--------|--|--|-----|--|
| | #1 | #2 | #3 | #1 | #2 | | | | #1 | #2 | #3 | #4 | #5 | #6 | #7 | #8 | #9 | #10 | | #11 | #12 | Unit A | Unit B | Unit C | Unit D | | | | |
| P1 | 3,848 | 22,45 | 2 | 26 | 12236 | 1120 | | | | | | | | | | | | | | | | | | 15916 | | | | | |
| P2 | 1,173 | 280 | | 27 | 11750 | 400 | | | | | | | | | | | | | | | | | | 15185 | | | | 376 | |
| P3 | 727 | 1062 | | 26 | 11750 | 47 | | | | | | | | | | | | | | | | | | 15246 | | | | | |
| R1 | 11,063 | 1599 | | | | | 324 | 3013 | 3 | 2103 | 2 | 1924 | 2 | 1576 | 2 | 10176 | 1076 | 262 | 781 | 398 | | | | | | | | | |
| R2 | | | | | | | 324 | 3013 | 3 | 2103 | 2 | 1994 | 2 | 1576 | 2 | 10176 | 298 | 262 | 353 | | | | | | | | | | |
| R3 | | | | | | | 324 | 3090 | 3 | 2103 | 2 | 1994 | 2 | 1576 | 2 | 10213 | 519 | 262 | 353 | | | | | | | | | | |
| R4 | | | | | | | 324 | 3090 | 3 | 2202 | 2 | 1994 | 2 | 1576 | 2 | 10213 | 519 | 302 | 355 | | | | | | | | | | |
| R5 | | 891 | | | | | 324 | 3090 | 3 | 2103 | 2 | 1928 | 2 | | | 8498 | 519 | 262 | 1184 | | | | | | | | | | |
| R6 | | | | | | | 324 | 3090 | 3 | 2103 | 2 | 1928 | 2 | | | 8498 | 519 | 262 | 353 | | | | | | | | | | |
| R7 | | | | | | | 324 | 3090 | 3 | 2103 | 2 | 1928 | 2 | | | 8448 | 519 | 262 | 353 | | | | | | | | | | |
| R8 | | | | | | | 324 | 3090 | 3 | 2103 | 2 | 1928 | 2 | | | 8448 | 519 | 262 | 353 | | | | | | | | | | |
| R9 | | | | | | | 324 | 3090 | 3 | 2103 | 2 | 1928 | 2 | | | 8448 | 519 | 262 | 353 | | | | | | | | | | |
| R10 | 4360 | | | | | | 305 | 1352 | 1 | | | | | | | 4458 | 436 | | | | | | | | | | | | |
| R11 | | | | | | | | 3598 | 3 | | | | | | | 4217 | 718 | | | | | | | | | | | | |
| R12 | | | | | | | | 3598 | 3 | | | | | | | 4217 | 718 | | | | | | | | | | | | |
| R13 | | | | | | | | 3598 | 3 | | | | | | | 4217 | 718 | | | | | | | | | | | | |
| R14 | | | | | | | | 1597 | 6 | | | | | | | 1761 | 3483 | | | | | | | | | | | | |
| total | 22000 | 5496 | 2 | 79 | 35736 | 5246 | 41129 | 20727 | 18645 | | | | | | 147685 | 10032 | 2358 | 4796 | 398 | | | | | | | | | | |



01 SITE PLAN
SCALE: 1/4" = 1'-0"

| PLANTING SCHEDULE | | | | |
|-------------------|------------|-------------|-----|------------------|
| KEY | SYMBOL | COMMON NAME | QTY | SIZE |
| 26 | SEE SYMBOL | SEE SYMBOL | 4 | 2" COLONIAL, 800 |
| 27 | SEE SYMBOL | SEE SYMBOL | 2 | 3" COLONIAL, 800 |
| 28 | SEE SYMBOL | SEE SYMBOL | 16 | 2" PINE, 800 |
| 29 | SEE SYMBOL | SEE SYMBOL | 2 | 2" COLONIAL, 800 |
| 30 | SEE SYMBOL | SEE SYMBOL | 8 | 2" COLONIAL, 800 |
| 31 | SEE SYMBOL | SEE SYMBOL | 8 | 2" COLONIAL, 800 |
| 32 | SEE SYMBOL | SEE SYMBOL | 8 | 2" COLONIAL, 800 |
| 33 | SEE SYMBOL | SEE SYMBOL | 2 | 2" COLONIAL, 800 |
| 34 | SEE SYMBOL | SEE SYMBOL | 4 | 2" COLONIAL, 800 |
| 35 | SEE SYMBOL | SEE SYMBOL | 1 | 2" COLONIAL, 800 |
| 36 | SEE SYMBOL | SEE SYMBOL | 4 | 2" COLONIAL, 800 |



12-021, JAMES AT RIVER BEND
 PEAR STREET
 RICHMOND, VA 23223

owner:
 David B. Smith White

designer:
 Spatial Affairs Bureau
 1000 East Broad Street
 Richmond, VA 23219
 www.spatialaffairsbureau.com

DATE: 07/16/17

NOT FOR CONSTRUCTION

checked: JG
 12-021

SITE PLAN

A100



Recommendation

- The proposed special use permit is not entirely consistent with all Foundations in the Downtown Plan
- **River foundation**
 - The Downtown Plan asserts the creation of “green connections between city parks and the riverfront” and the preservation of “views to the river by limiting building heights and protecting important view sheds.”
 - Pear Street could serve as a “clear, pedestrian-oriented connection” between Libby Hill Park and Great Shiplock Park/the riverfront.



Recommendation

- **The height of the building would cause it to stand out in the landscape and alter views from surrounding areas**
 - The building would not obscure the most notable view of the bend of the James River from Libby Hill
 - Views from Libby Hill towards the existing urban environment would be altered
- **The proposed addition of sidewalk and landscaping along Pear Street will help establish it as such a connection to the River**
 - However, the number and width of the proposed curb cuts along Pear Street would hinder pedestrian use of the street

Subject Property



Subject Property

SHIPLOCK WATCH

LUCKY
STRIKE





Recommendation

- **The height of the building would cause it to stand out in the landscape and alter views from surrounding areas**
 - The building would not obscure the most notable view of the bend of the James River from Libby Hill
 - Views from Libby Hill towards the existing urban environment would be altered
- **The proposed addition of sidewalk and landscaping along Pear Street will help establish it as such a connection to the River**
 - However, the number and width of the proposed curb cuts along Pear Street would hinder pedestrian use of the street



Recommendation

- **Urban Architecture foundation**
 - The Downtown Plan states the need to “require all new construction within the Downtown to respect and reinforce its urban location, relating to the scale and character of the adjacent buildings and fronting the street with windows and primary entrances”
 - “[Shockoe Bottom] has a distinct urban character, consistent with its history as the oldest part of Richmond...and infill development should “enhance and reinforce [this] historic, urban character”
- The proposed site plan with surface parking areas between the main building and the streets does not reinforce its urban location.



Recommendation

- **Variety and Choice foundation**
 - “Additional efforts should be put forth to encourage people to live Downtown. Increasing the residential population in the vicinity of local businesses and civic uses will help to stimulate social and economic activity Downtown.”
 - “It is important to increase the proportion of homeowners in areas with a high concentration of rental property.”
- **The housing units in the Shockoe Bottom neighborhood are predominantly renter-occupied. The addition of the proposed owner-occupied housing units will offer more variety of housing choices for prospective residents of the neighborhood.**



Recommendation

- **Staff supports the continued revitalization of Shockoe Bottom via infill development of underused, non-contributing parcels and the addition of owner-occupied units to an area with a very high concentration of renter-occupied units.**
- **Staff has concerns with the proposed site layout of the development, including surface parking in front of the main building both along East Main Street and Pear Street and the excessive number of curb cuts along Pear Street.**



Recommendation

- Staff finds that the City Charter conditions relative to the granting of special use permits are nearly met.
- Staff finds that the City Charter condition related to the protection of the general welfare of the community, which is established by the City's Downtown Plan, would be met if the applicant adjusted the site plan to better reinforce the site's urban location as recommended in the Downtown Plan.



Recommendation

- Therefore, staff recommends approval of the proposal subject to amendments to address concerns relative to the site layout.



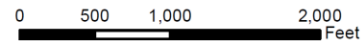
Public Response

- **35 Letters of Support**
 - The Shockoe Partnership
 - Shockoe Bottom Neighborhood Association
 - Historic Richmond Foundation
 - 32 individuals
- **2 Letters of Opposition and Petition**
 - Church Hill Association
 - River View Advocates
 - 22 Signatures











Department of Planning & Development Review
April 4, 2014

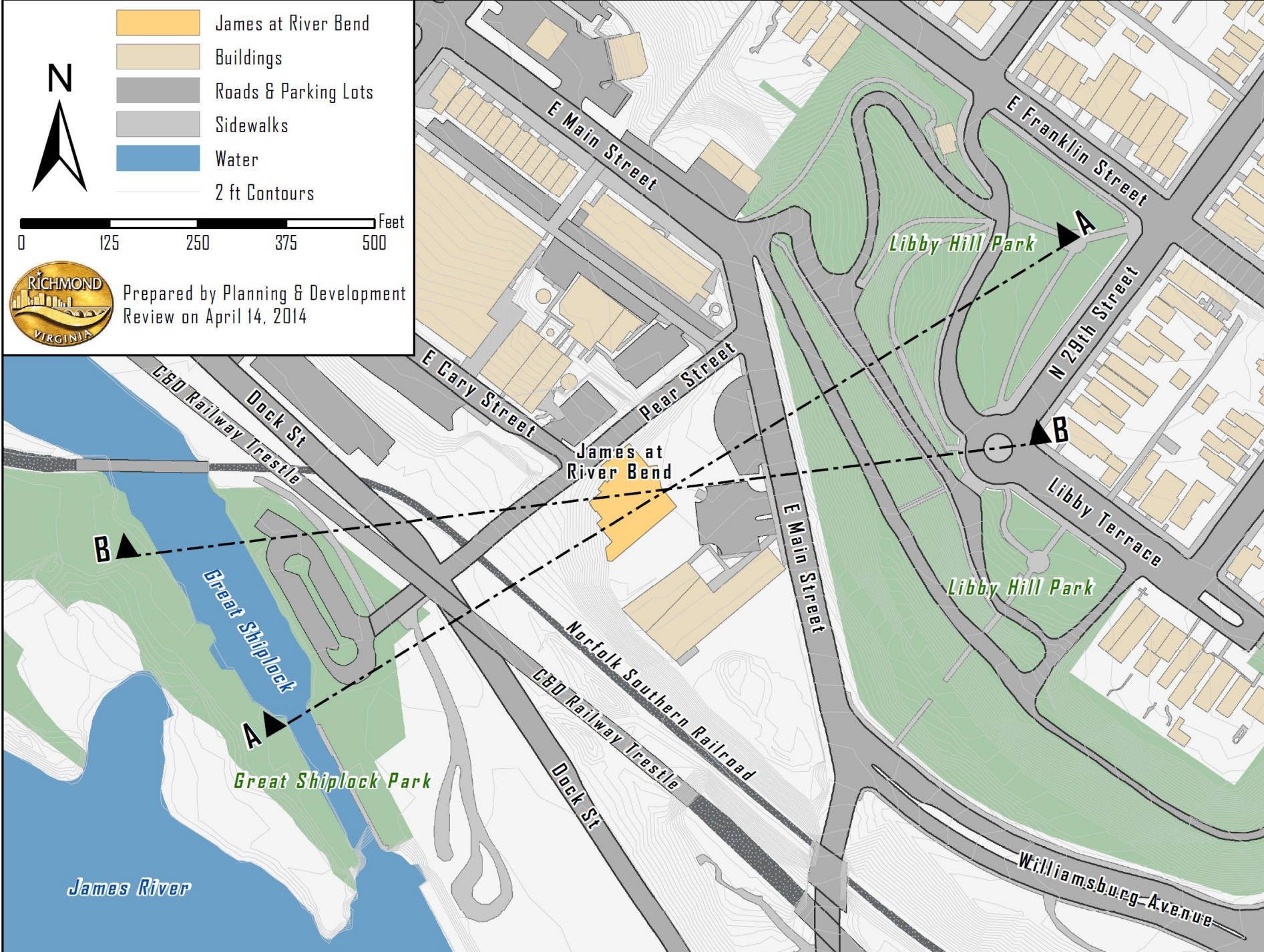




-  James at River Bend
-  Buildings
-  Roads & Parking Lots
-  Sidewalks
-  Water
-  2 ft Contours



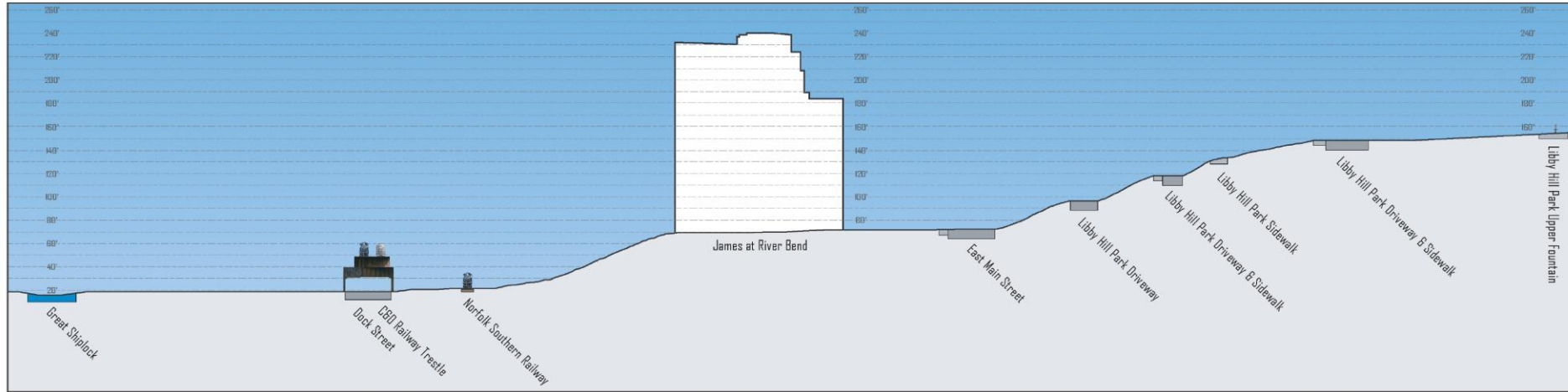
Prepared by Planning & Development
Review on April 14, 2014



Profile A-A



Prepared by Planning & Development
Review on April 14, 2014



Profile B-B

