

Applicant's report for the  
Proposed Special Use of the property at  
**314-322 w. 12th Street and 1208-1212 McDonough Street,**  
Parcel IDs: S0000088003-S0000088010,  
in the Historic Manchester Neighborhood

August 31, 2017

[refer also to attached Special Use application and project drawings]

As a general summary, this special use request pertains to six (6) existing contiguous parcels that are proposed to be combined, the combined area of which totals .68 acres. Zoning on the existing parcels is R-8. It is noted, however, that R-63 zoning exists immediately across McDonough Street and, therefore, the special use proposal is based on R-63 zoning requirements altered as those requirements pertain to corner commercial activity due to the site's immediate context.

### **1. The proposed special use will not be detrimental to the safety, health, morals and general welfare of the community involved**

The project has been conceived to maintain the scale, materiality, and disposition of the surrounding neighborhood and in doing so is considered to be contributing to the urban residential context. A significant number of structures have been demolished within the historic neighborhood and it is felt that this project, along with numerous other infill development projects already complete or underway, enforce the solidity and desirability of the neighborhood as a viable residential address in very close proximity to Richmond's city center. Proposed commercial and residential spaces open to and view their part of both 12th and McDonough Streets and the corner which will provide enhanced security and contribute to the sense of community in this area of the Manchester neighborhood. Additionally, considerations for refuse areas and collection will be screened from public view and handled in a way that does not diminish use and enjoyment of the public realm.

### **2. The proposed special use will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved**

The project is part of a larger planned development on the block it occupies. Vehicular access to and parking for all planned residential spaces in a ratio of, at a minimum, 1 parking space per residence are being provided for off-street via existing curb-cuts to existing mid-block alleys. The minimal amount of non-resident vehicular activity associated with guests and commercial activity are deemed to be a positive attribute toward creating a sense of vitality on the streets around the project.

### **3. The proposed special use will not create hazards from fire, panic or other dangers**

The project is being designed to meet current building code and zoning requirements. The structure will be fully sprinkler-protected and is planned with building code required egress and occupant safety considerations that meet and exceed those required for the proposed density. The structure's position on it's site allows for fire department access on all sides. Therefore, no extraordinary threat from fire, panic or other dangers are foreseen to accompany development of the site at the density proposed.

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**4. The proposed special use will not tend to cause overcrowding of land and an undue concentration of population**

It is felt that, while density exceeding current zoning is proposed, the scale and character of the structure along with the type of residential spaces being designed is appropriate for the urban residential neighborhood in which it is being placed. In contrast to overcrowding, the number of residents and commercial activity being proposed are considered to add to the vitality, active character, and sense of community in the neighborhood.

**5. The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements**

Referring to descriptions outlined above, it is believed the project as conceived does not adversely affect or interfere with the character, public amenity and public operation of its site or surrounding neighborhood in any way. In contrast, it is believed the project by nature of planned spaces, size and location, contributes to the public realm, sponsors pedestrian activity, and provides much needed amenity within this section of the Manchester neighborhood.

**6. The proposed special use will not interfere with adequate light and air**

The proposed building's mass was developed to be comparable to the existing apartment building directly across McDonough Street, which is 4 stories with a roof deck, and to anchor this prominent corner with scale, massing and materials that appropriately reflect it's position as a gateway between much larger office structures to the north and the residential neighborhood to the south and east. This corner massing steps down to mirror the existing context which diminishes in scale from the larger multi-family building at 12th Street, described above, to single family dwellings closer to 13th Street and also along 12th Street as it approaches Perry Street. For that reason, it is believed that the proposed density is being met with no interference to natural light for either the planned structure's occupants, neighboring residents, or pedestrians in the public right-of-way. Additionally, as described above, the project includes appropriately scaled open areas and landscaping that contribute to the quality of air and health of the urban environment.