



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**

Property Address: 428 N. Arthur Ashe Boulevard Date: 4-29-20  
 Tax Map #: W0001286002 Fee: \$1,800.00  
 Total area of affected site in acres: 3.25 acres

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-6

Existing Use: R-6

**Proposed Use**

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

See attached Narrative  
 Existing Use: Museum and Library

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: 2014-75-54

**Applicant/Contact Person:** Steven Blashfield

Company: Glave & Holmes Architecture  
 Mailing Address: 2101 E. Main Street  
 City: Richmond State: VA Zip Code: 23223  
 Telephone: ( 804 ) 649-9303 Fax: ( )  
 Email: sblashfield@glaveandholmes.com

**Property Owner:** Virginia Historical Society

If Business Entity, name and title of authorized signee: Jamie Bosket, President

(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: 428 N. Arthur Ashe Boulevard  
 City: Richmond State: VA Zip Code: 23220  
 Telephone: ( 804 ) 340-1800 Fax: ( )  
 Email: jbosket@virginiahistory.org

**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)



April 30, 2020  
(Revised August 6, 2020)

## **Application for a Special Use Permit Amendment for the Virginia Historical Society**

### **Application Report**

The Virginia Museum of History Culture (VMHC) is planning improvements to its existing facilities to improve overall operations and visitor services associated with the facility. The goal of this work is to remain within the current building footprint, but to make key improvements that will allow the VMHC to improve its public offerings. The project includes a total of 4,685 gross SF of new additional interior space, plus an additional 1,784 SF of exterior Terrace/Stairs, to reach a total building size of 229,036 SF. Main features of the renovations include:

- Renovation of approximately 72,430 SF of existing space in multiple levels including galleries, library, offices, storage/services spaces and entry lobby. Renovation includes relocation of the existing museum shop and the incorporation of a new café space. A portion of the renovation will also allow for expansion of leasable space in the building to for the existing tenant, the Virginia Department of Historic Resources.
- Construct new meeting room space by building a Second Floor over an existing single-story archive space on the west side of the existing structure. The addition will consist of approximately 3,829 sf gross for three meeting rooms and an enclosure structure. A portion of the roof will be converted to an outdoor Terrace (1314 SF) that will allow for public occupancy adjacent to the new meeting rooms. A 470 SF exterior stair is being constructed adjacent to the stair for egress.
- Move an exterior wall over existing structure to construct 470 SF addition on the South end of the building and convert an existing office space to gallery space.
- Construct a new 386 sf gross mechanical penthouse.
- Redesign of the exterior parking area to relocate the greenspace and expand the parking capacity of the facility by 60 spaces. Work will include relocation of the curb cut on Kensington Street, redesign of the existing landscaping surrounding the parking lot and redesign of the existing vehicle drop off area. Improvements to the accessible parking are also included.
- Revision of the total potential occupancy of the building, per applicable code, from 3,314 to 3,730.

- Update landscape surrounding the parking lot with:
  - Redesign of a vehicular drop-off at the main rear entry.
  - Relocate the lawn area adjacent to the building and enhance with ornamental plantings.
  - Addition of extra parking island trees.
  - Removal of old and dying magnolia hedgerows and replace with staggered magnolia hedgerow.
    - These existing magnolias were planted during construction of the VMHC building, which was called Battle Abbey at the time. Construction took place from 1912 to 1921. The site plan was designed by the office of Warren Manning, where Charles Gillette had recently been hired to work on the University of Richmond landscape (then Richmond College).
    - 56 magnolias totaling 1,167" of BHD are to be removed. 111 new trees are to be planted in their place, totaling 329" of caliper.

### **SUMMARY OF SUP CHANGES NEEDED**

The VMHC is currently subject to an existing Special Use Permit, most recently appended as Ordinance 2014-75-54 from the City of Richmond. The following elements of the existing Ordinance require modification as a result of the work:

- Revise Address to 428 N. Arthur Ashe Boulevard
- Authorize the construction of improvements as described above.
- Section 3b: Modify the number of parking spaces from no fewer than 119 to 179.
- Delete Section 3c requiring availability of offsite parking through the addition of a nearly equivalent number of new parking spaces on site and through compliance with available access to a parking deck on the adjacent property as described in the existing Special Use Permit.

With best regards,



**Edward L. Glass, PE**  
Senior Project Manager  
**HG Design Studio**

### **HG Design Studio**