



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: 1717 East Cary Street, Richmond Date: 04/10/2017
 Tax Map #: E0000110001 Fee: \$2,400.00
 Total area of affected site in acres: 0.2 ACRES (8712 SF)

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

Zoning

Current Zoning: B-5
 Existing Use: Vacant warehouse / Business

Proposed Use

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

Office and business incubator space
 Existing Use: B-Business/Vacant

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Spencer Grice

Company: SMBW
 Mailing Address: 111 Virginia Street
 City: Richmond State: Va Zip Code: 23219
 Telephone: (804) 233-5343 Fax: ()
 Email: SGRICE@SMBW.COM


Property Owner: Capital One NA c/o Capital One Services LLC

If Business Entity, name and title of authorized signee: Robert J Magnano, SVP, Facilities Mgmt. Real Estate

(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: 15000 Capital One Drive IZ12075-0150
 City: Richmond State: VA Zip Code: 23238
 Telephone: (804) 2,405,669 Fax: ()
 Email: Contact name and email - Ted Tremain, ted.tremain@capitalone.com

Property Owner Signature:


ROBERT J. MAGNANO, SVP.

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)

Special Use Permit
Applicant's Report
1717 East Cary Street, Richmond, VA 23223
Tax Map # E0000110001

INTRODUCTION

The applicant, Capital One, N.A. (“Capital One” or “Owner”) owns 0.2 of an acre at 1717 East Cary Street in Shockoe Bottom (the “Property”). The Property is zoned B-5 Central Business District. The Property is improved with a 32,000+/- square foot five-story brick building (the “Building”). The Building covers almost the entire Property, but for a small open space located at the northwest corner, which is currently used as a small parking area and for the HVAC units. Over the years, the Building has been used for a variety of uses, including as a tobacco warehouse and for office use. The real estate assessor’s records indicate that the Building was constructed as a mill in 1900. A photo of the Building can be found on page 1 of the “Special Use Permit Drawings,” prepared by SMWB (“Drawings”).

Capital One purchased the Property in early 2017 and plans to renovate the Building for use as an office. Office uses are permitted by-right in the B-5 zoning district. Capital One plans to partner with Startup Virginia Inc. (“Startup Virginia”) to create a business incubator that will provide a physical space exclusively for startup companies. Startup Virginia is a business incubator that will provide a physical space exclusively for startup companies. These businesses will be provided office space, conference rooms, and support services as well as access to mentors, classes, business leaders, and capital sources.

As part of the overall renovation of the Building, the Building’s brick and other masonry elements will be restored and repaired. The current windows will be replaced with new windows that will fill the expanded window openings. A new entrance with ADA ramp and an elevator tower will be constructed along the northwestern elevation, providing larger glazed openings to permit more light into the Building. (See page 1 in Drawings). The penthouse/roof area will be refurbished to provide interior and exterior spaces available to the Owner and tenants for daily use and after-hours business events. This rooftop area is designed with an enclosed workspace of about 2700 square feet, with a wall of glass doors that can open to the 1800 square feet of outdoor patio space (partially covered). (See page 8 in Drawings for rooftop design.) Solar panels are proposed for installation on the penthouse area roof as one of the LEED design elements.

PROPOSED USE AND SPECIAL USE PERMIT REQUEST

Capital One is requesting a Special Use Permit (“SUP”) to allow the addition of one story within the interior of the Building. The B-5 zoning district allows structures up to five stories and 75-80 feet in building height. The Building currently contains five floors (including a penthouse level) and is 70 feet tall. There is a mezzanine level between the first and second floors, which is mostly open to the first floor. The requested SUP would allow the mezzanine

level to be converted to a full floor resulting in a total of six floors. The height of the Building (70') to the roof would not change.

The new space will add approximately two-thirds of the existing floor plate for an additional 4,700 square feet of usable space, bringing the total Building square footage to approximately 36,700 square feet. The new floor will be served by two egress compliant stairs, a new passenger elevator and new bathrooms. However, since the additional floor is an internal improvement it will not be obvious from the exterior that another floor has been added. See pages 4-8 in the Drawings.

The maximum number of Building occupants will be 380, distributed across all six floors. The hours of operation will be typical office hours of 8 a.m.-6 p.m., with extended hours for business related activities. The estimated amount of additional vehicular traffic that will be generated by the additional square footage is only 9-10 vehicular trips per day.

Converting the Building to an office with the additional story will not require significant changes to the Building's exterior, but the planned changes will enhance the Building's architecture and function. Restoring the Building's exterior, even with the additional floor, will retain its historical elements while allowing it to become a vital and vibrant asset to the neighborhood and the City.

EXISTING PROPERTY AND SURROUNDING AREA

The Property is a wedge shaped parcel bordered by 18th Street to the east, East Cary Street to the north, and the CSX trestle to its south and west, which bisects the block between East Cary and Dock Streets. The Canal Walk Lofts residential apartment complex is located northwest and diagonally across from the Property on property zoned M-1 with a Special Use Permit. There is a self-storage facility located across East Cary Street on property zoned B-5C. Bottoms Up Pizza restaurant occupies the southwest portion of the block to the west of the CSX railroad right-of-way and trestle. A renovated industrial building, now used for offices, is located across 18th Street and is on property zoned M-2. Buildings in the area range from one to six stories and are of varying heights. For example, the self-storage facility is also a five-story building but is at least 10-15' taller than the Building as it contains larger story heights.

PROPOSED USE

The Property's zoning permits office uses by-right. The conversion of the mezzanine to a functional work space and an additional story of office use is compatible with the surrounding area and an appropriate use for the site. As the overall height of the Building will not change if the SUP is granted, the proposed additional story will not visually impact neighboring or surrounding properties.

The B-5 zoning district does not require on- or off-site parking, providing the opportunity to retain and improve the existing Building without having to create parking areas. Office uses of about 4,700 square feet (or the size of the proposed additional Building floor area) would typically generate 9-10 peak morning vehicle trips; however, due to alternative transit options,

the location of the Property, and the incubator use, vehicle trips will likely occur less frequently and on a schedule atypical of traditional office uses. Startup Virginia members are high-growth businesses in the early stages of development with 1-10 employees. The age demographic of Startup Virginia members are individuals of 18-39, who are more accustomed to public transit or commuting by bike, walking, or scooter. Considering these factors, the traffic impacts should be minimal even if the Building's total square footage is considered.

In addition, Capital One's proposed design provides bike racks to facilitate cycling as a transit option. Bus routes along Main Street also serve the Property, only a block away. Main Street Station is located only three blocks away from the Property and will serve as one of the bus stops for the new BRT Pulse. Sidewalks are located around most of the block and the adjacent blocks, as is the Virginia Capital Trail and the Canal Walk, providing safe pedestrian passage from various directions. On-street parking, parking lots, and parking structures are located in the vicinity for those who need to drive.

The age and design of the Building make it part of the rich historic fabric of Shockoe Bottom. According to the Richmond Downtown Plan, Shockoe Bottom "has a distinct urban character ... [which] has been the driving force behind the growth and investment experienced in 'the Bottom' in recent years." The Plan states that "preserving historic buildings is one of the most important ways that a city can maintain a unique identity, share its history with the public, and uphold a coherent urban fabric." The Plan further recommends that the "historic architecture should not only be preserved, but also be maintained and *adapted for contemporary use.*" [Emphasis added.] The addition of the needed workspace within the existing Building envelope as proposed in the SUP and the overall renovation of the Building will meet these important goals.

Retaining and renovating much of the Building's historic features while adding new space and the modern functional elements such as the elevator tower and accessible front entry is pivotal to the continued revitalization of Shockoe Bottom. The Property's location with direct access to pedestrian ways, recreational trails, and transit routes will support the incubator and office uses and allow the Building to become a vital and vibrant asset to the neighborhood and the City.

FINDINGS OF FACT

The following are factors listed in Section 30-1050.1 of the Zoning Ordinance to be considered with the review of special use permit applications.

The proposed SUP will:

- NOT be detrimental to the safety, health, morals, and general welfare of the Community.

The additional story will not increase the overall height of the Building and will not be detrimental to the health, safety, morals, or welfare of the community. The proposed use of the expanded Building as a business incubator will provide additional

activity and “eyes on the streets” that can enhance the safety and welfare of the surrounding Community.

- NOT tend to create congestion in streets, roads, alleys, and other public ways and places in the area.

The extra story will create minimal additional usage of the Building and will not create congestion in the streets, alleys or public ways. The demographic of the users of the Property are individuals 18-39 years of age, who are accustomed to taking public transit, commuting by bike, walking, or scooter. Taking these factors into account, traffic impacts should be minimal (less than 9-10 additional vehicle trips per day).

- NOT create hazards from fire, panic or other dangers.

The renovation of the Building, including the addition of the extra floor, will bring the Building up to modern fire codes. Construction of a new entrance, emergency accesses, and the elevator will provide safe ingress and egress. No hazardous substances are part of the proposed additional office space.

- NOT tend to overcrowding of land and cause an undue concentration of population.

The additional story will be constructed within the existing Building envelope and utilizing an existing mezzanine area. The additional work space will not cause overcrowding or an undue concentration of population in the area.

- NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.

The above referenced City services will not be adversely affected by the construction of the additional floor if the SUP is approved. Utilities and infrastructure are in place and adequate for the proposed use. The proposed reuse of the Property will enhance the area without affecting existing public facilities.

- NOT interfere with adequate light and air.

The light and air available to the Property and adjacent properties will not change if the SUP is approved.