



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: 3200 W. CLAY APARTMENTS Date: 9/19/13

Property Address: 3200 W. CLAY Street, RICHMOND, VA Tax Map #: N0001715001

Fee: \$1,200 + \$200 ^{\$1,400} Total area of affected site in acres: 2.37 ²³²³⁰
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-1 Light Industrial

Proposed Use

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

Existing Use: Distribution WAREHOUSE

RESIDENTIAL - 101 dwelling units
with interior parking.

Is this property subject to any previous land use cases?

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

2012-14-25

Applicant/Contact Person: Matt Raggi

Company: Thalhimer Realty PARTNERS, INC.

Mailing Address: 1100 W. Broad Street

City: Glen Allen State: VA Zip Code: 23060

Telephone: (804) 344-7156 Fax: ()

Email: matthew.raggi@thalhimer.com

Property Owner: TRP Clay Street, LLC

If Business Entity, name and title of authorized signer: Matthew J. Raggi, MANAGER

(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: 1100 W. Broad Street

City: Glen Allen State: VA Zip Code: 23060

Telephone: (804) 344-7156 Fax: ()

Email: matthew.raggi@thalhimer.com

Property Owner Signature: Matthew J. Raggi

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)

REVISED June 2, 2014

APPLICANT'S REPORT:

3200 West Clay Street, Richmond, VA
Map Reference Number: N0001715001

Submitted to: City of Richmond
Department of Community Development
Land Use Administration
900 East Broad Street, Suite 511
Richmond, VA 23219

Submitted by: TRP Clay Street, LLC
c/o Thalhimer Realty Partners, Inc.
11100 W Broad Street
Glen Allen, VA 23060

Prepared by: Matthew Raggi, manager, TRP Clay Street, LLC
11100 W Broad Street
Glen Allen, VA 23060
Phone: 804-344-7156
Email: matthew.raggi@thalhimer.com

I. Introduction

The subject property, 3200 W Clay Street, (the "Property") is located in the historic Scott's Addition neighborhood of Richmond, VA and includes a land area of approximately 2.38 acres. The Property is located in the M-1 Light Industrial district which permits a wide variety of uses.

There was an existing Special Use Permit in place for this Property for the purpose of a multifamily dwelling with up to one hundred thirty nine (139) units, pursuant to ordinance No. 2012-14-25. The applicant hereby plans to apply for a new SUP which would reduce the overall density by 35%, provide for a superior amenity package, and reduce offsite surface parking needs by creating an interior, covered parking garage onsite.

In an effort to increase the long-term attractiveness and marketability of the project, the applicant is proposing to include in its development among others things; a leasing office, clubhouse, fitness center, business center rooftop pool and decks and a very large open-air atrium/courtyard totaling approximately 250' x 28' to provide additional light and air.

Additionally, in an effort to utilize the core of the building for a use other than residential units, the applicant is proposing to convert this portion of the building into a covered, secured, interior parking garage. This interior parking availability will decrease the need

for nearby surface parking or street parking which is in line with the desire of the Scott's Addition Business Association and the City of Richmond.

II. Existing Conditions & Proposed Use

The Property is improved with an industrial building constructed in 1941 with a floor area of 116,869 square feet that covers most of the 2.38 acre lot. This building was most recently being used as a retail-warehouse facility, however, has since fallen into disrepair and is vacant.

The applicant proposes to convert this industrial building into a multifamily dwelling with 90 units. The total number of proposed units consist of 44 one-bedroom units (includes lofts), 43 two-bedroom units (includes lofts), 1 three-bedroom unit and 2 studio units. The size of the units will average approximately 807 square feet.

Additionally, over the past nine months, the applicant has worked with city staff of the Department of Planning & Development, representatives of the Department of Historic Resources and representatives of the National Park Service, to design an open-air atrium / courtyard plan in accordance with both historic guidelines as well as the Resolution of the City of Richmond Planning Commission dated June 4, 2012 in an effort to further increase light and air flow to the center of the building.

III. Parking

90 total parking spaces are proposed to serve the 90 multifamily units (1 space per dwelling unit); 67 of these spaces will be included in the indoor parking garage within the building (secured-access), 18 spaces will be onsite in surface lots and 5 spaces will be off-street, off-site parking spaces within 1,000 feet of the entrances of the subject property. There will be ample bike storage/parking availability on the Property.

As mentioned above, the proposed renovation will include converting approximately 20% of the building into an indoor/covered parking lot totaling 67 spaces to be used for its residents. The previous development plan and approved SUP contemplated converting this portion of the building to residential units. Given the lack of exterior window accessibility in this part of the building and the general parking constraints within the City of Richmond and Scott's Addition, the applicant believes an interior parking garage, instead of additional surface parking, will serve to benefit both the long-term success of the development and the area, while also eliminating the building of light-challenged units.

IV. Apartment Amenities

The units will have complete kitchens with refrigerators, ranges, hoods, microwaves, garbage disposals, dishwashers, washers and dryers. Appliances will be stainless steel, countertops will be granite and flooring will be a mix of stained concrete, tile and hardwood.

Other amenities of the proposed renovation include the following:

- indoor/covered parking garage;
- rooftop pool;
- large lounge-deck on the roof;
- large open-air courtyard/atrium totaling 250' x 28';
- fitness room;
- business center;
- leasing office and clubhouse;
- exterior patios and green spaces throughout the Property;
- private rooftop terraces in select units.

V. Community Involvement

The applicant has met with the Scott's Addition Business Association and numerous Scott's Addition businesses. Attached are letters of support from each group.

VI. Appropriateness

Scott's Addition is undergoing a renaissance with its recent designation as a historic district. Traditional industrial and warehouse properties are being revitalized for multifamily, retail and office use. Repurposing this Property to multifamily residential use will continue the rejuvenation of Scott's Addition by attracting more residents looking for a vibrant, urban, live-work community. In keeping with the other residences in the neighborhood, the design of the proposed plan provides for market-rate, comfortable living spaces of varied size and configuration with immediate and direct access to natural light, superior amenities, outdoor common area space and adequate interior and exterior parking options. The residents of the proposed redevelopment will experience little to no inconvenience from the neighboring residential, industrial and office uses. The proposed redevelopment will bring more residents to the area which will contribute to and promote a healthy, diverse and vibrant Scott's Addition community. The proposed redevelopment will have little to no negative impact on the community as there is sufficient infrastructure in place to serve the proposed use. The proposed redevelopment and approval of the SUP is in keeping with the adaptive reuse and revitalization the area is currently enjoying. The proposed redevelopment will provide revenue to the City of Richmond through increased business and real estate taxes.

VII. Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of Special Use Permits by City Council. The proposed SUP will:

- *NOT be detrimental to the safety, health, morals and general welfare of the community involved.*

- The proposed SUP will not negatively impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed SUP would allow for the conversion, use and revitalization of this light industrial warehouse as a market rate residential property. This redevelopment would be consistent with and continue the reemergence of the Scott's Addition neighborhood into a vibrant, live-work area with a diversity of uses. The new residents will add to the after-hours life of this community increasing safety and attracting more business and retail users to the area. The proposed redevelopment will use existing infrastructure and provide adequate parking. The proposed redevelopment is consistent with the conversions and redevelopments of adjacent and nearby properties and will have a positive impact on the safety, health, morals and general welfare of the community.
- ***NOT tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***
 - The proposed redevelopment will not create congestion in the streets, roads, alleys and other public ways and places in the area involved. Scott's Addition has an established network of grid-like streets and alleys that have supported residential, industrial and offices uses in the area. This network of streets and alleys will be more than sufficient to handle the residential trips generated by the redevelopment of the Property.
- ***NOT create hazards from fire, panic and other dangers.***
 - The adaptive reuse of the Property will have no negative impact relative to fire, panic or other dangers. The Property will be redeveloped in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's code applicable to this redevelopment is designed to eliminate such hazards. Furthermore, the Property will be sprinkled and adequate emergency exits will be provided.
- ***NOT tend to overcrowding of land and cause and undue concentration of population.***
 - The proposed SUP will not tend to overcrowd the land or create an undue concentration of land. The building already exists and its adaptive reuse will not cause any sort of overcrowding of land. Parking is being provided at a ratio of one parking space per unit, which adequately supports the residential units.
- ***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 proposed SUP would not adversely affect the above-referenced City services. In fact, the proposed improvements represent a new investment in the City that will add to the real estate tax base and bring new potential

consumers into the City. The loft-style apartments that will be created through the redevelopment do not typically generate school-age children and adequate utilities and transportation infrastructure are already in place and would not be impacted. The proposed redevelopment includes ample amenity space and well as numerous outdoor green spaces for its residents and guests.

- ***NOT interfere with adequate light and air.***
 - The light and air available to the Property and adjacent properties will not be affected. The adaptive reuse of the Property will be contained in an existing building and no expansion is planned. Additionally, in an effort to increase light and air flow throughout the building's interior units, the applicant proposes to build an open-air atrium/courtyard in the core of the building totaling approximately 250' x 28'.

Regards,



Matthew J. Raggi
Manager, TRP Clay Street, LLC