



Application for **REZONING/CONDITIONAL REZONING**

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/>

Project Name/Location

Project Name: Virginia Treatment Center for Children (VTCC) Date: 4/30/14

Property Address: See Attached Tax Map #: See Attached

Fee: \$1,900 Total area of affected site in acres: 7.107
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-3

Existing Use: Vacant

Is this property subject to any previous land use cases?
 Yes No

If Yes, please list the Ordinance Number:
SUP 87-254-229, 80-101-60, PC resolution dated
June 3, 1985 adopting drawing 79-22/SK-MP-2

Proposed Zoning/Conditional Zoning

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

Institutional with Master Plan Amendment

Applicant/Contact Person: Gloria L. Freye, Esquire

Company: McGuireWoods LLP

Mailing Address: 901 East Cary Street

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 775-1152 Fax: (804) 698-2055

Email: gfrey@mcguirewoods.com

Crippled Children's Hospital (DBA Children's Hospital of Richmond of VCU Health System) and

Property Owner: Children's Hospital and Healthcare Services Foundation

If Business Entity, name and title of authorized signee: Jean Reed, Esquire

Mailing Address: 2924 Brook Road/office Stephen Patney House, 1010 E. Marshall St, 2nd Floor

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 828-9010 Fax: ()

Email: JReed2@mcvh-vcu.edu

Property Owner Signature: *Gloria L. Freye*
Attorney in Fact

(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.**)

Virginia Treatment Center for Children (VTCC)
 Rezoning and Master Plan Amendment
 Application Attachment

Property Address	Owner	Tax Map Number
1308 Sherwood Avenue	Crippled Children's Hospital	N-000-1019-001
1223 Brookland Parkway	Children's Hospital and Healthcare Services Foundation	N-000-0858-012
1221 Brookland Parkway	Children's Hospital and Healthcare Services Foundation	N-000-0858-011
1219 Brookland Parkway	Children's Hospital and Healthcare Services Foundation	N-000-0858-010
1217 Brookland Parkway	Children's Hospital and Healthcare Services Foundation	N-000-0858-009
1215 Brookland Parkway	Children's Hospital and Healthcare Services Foundation	N-000-0858-008
1213 Brookland Parkway	Children's Hospital and Healthcare Services Foundation	N-000-0858-007

Applicant's Report
Virginia Treatment Center for Children
Rezoning & Master Plan Amendment

Rezoning Request and Master Plan Amendment

Virginia Commonwealth University Health System Authority ("VCU") requests rezoning to I (Institutional) for the properties located at 1308 Sherwood Avenue and 1213, 1215, 1217, 1219, 1221, 1223 Brookland Parkway (together, the "Property"). The request to rezone the Property from R-3 Single-Family Residential to the Institutional district will allow construction of the new Virginia Treatment Center for Children psychiatric facility (the "VTCC") and to permit future development.

VTCC will be developed primarily upon the parcel located at 1308 Sherwood Avenue. The properties located at 1213, 1215, 1217, 1219, 1221, and 1223 Brookland Parkway will be reserved for future development and/or parking.

In addition to the rezoning, VCU requests amendment to their existing Master Plan (# 79-22/SK-MP-2) to reflect proposed expansions of the existing Children's Hospital, the new VTCC, and locations for future building expansion, future parking, and other medical related development.

Intended Use of the Property

In 2013, the Virginia General Assembly approved funding to build a new, state-of-the-art facility to replace the outdated VTCC facility located at 515 N. 10th Street. Like the existing VTCC, the new, relocated facility will provide short-term, acute care, inpatient programs designed to stabilize children and adolescents and provide the services to enable them to return home. The acute care program includes the following inpatient services:

- crisis stabilization, assessment, and diagnosis
- educational services
- medication and medical assessment and management
- individual, group and family therapy
- occupational therapy
- recreational therapy
- pet therapy
- nutritional services

Outpatient services will include:

- psychiatric and mental health assessments
- psychiatric medication treatment and monitoring
- occupational therapy and psychological testing and treatment

The new VTCC facility will provide these services in a child friendly environment. Space will be added for enhanced research capabilities and additional training opportunities for mental health professionals. The new VTCC facility will increase capacity and services to respond to the rising demand for behavioral health services to children in the Commonwealth.

The VTCC Building

The Master Plan for the Institutional zoning shows the new VTCC with approximately 116,600 square feet. The expansion footprint will allow VTCC the potential to increase the floor area to about 132,000 square feet. The new facility will initially provide 32 inpatient beds with the ability to expand to 48 beds without requiring additional parking, support, or administrative space. The initial 32 beds will be located in two 16-bed inpatient units. These units will be self-contained with access to secured courtyards and backyards for outdoor activities. The existing VTCC facility is limited to 26 inpatient beds with no outdoor areas.

The proposed VTCC is a two-story building designed for short-term inpatient psychiatric services. Clerestory and upper story windows are incorporated into the design to maximize natural light throughout the building. All inpatient care areas will be located on the first floor minimizing patient transport as well as enhancing patient access to outdoor treatment and recreational areas. Patient-related administrative services such as reception, evaluation areas, and security will also be located on the first floor. The second level is designated for overall hospital administrative functions, research, and medical staff offices.

The main entrance is planned from Sherwood Avenue via a circular drive. A two-story main entrance lobby serves as the primary point of access for outpatients, visitors, and some inpatient admitting. This main entrance will also house the assessment clinic and the outpatient/medical clinic. Staff and authorized visitors can access second floor destinations from elevators located in the lobby.

Patients requiring crisis intervention or involuntary inpatient admissions, will enter the VTCC through a designated emergency entrance shown on the Master Plan as the “ambulance” entrance. There is also an inpatient drop-off area located near the ambulance access. Entrances for staff and service functions will be separate from patient entrances. Required parking spaces for VTCC will be provided on the campus using the existing hospital grounds and parking lots.

Program Areas

The outpatient clinic will provide 20 examination/consultation rooms and group rooms. The Children’s Mental Health Resource Center (“CMHRC”)

functions are integrated into the outpatient care zone. Integrating the CMHRC into the outpatient clinic creates a seamless outpatient experience where patients and families have easy access to CMHRC staff that help coordinate mental health services and resources in the community.

Spaces for therapy, recreation, a gymnasium, and a faith center will be located within the central area of the facility with controlled security access. The new therapy and activity areas will provide indoor and outdoor spaces (which is lacking in the existing VTCC facility) for group therapy sessions.

Controlled and secure access to educational spaces is also located within the facility. The education spaces will allow VTCC staff and teachers to give daily educational instruction to patients unable to attend their local school.

Dietary services, environmental services, materials management, pharmacy, and plant operations will be consolidated in a controlled service zone adjacent to the receiving and delivery dock on the west side of the building. This service area has a separate access from Sherwood Avenue. Mechanical equipment will be located in a mechanical penthouse or on the roof with screening.

Architecture

The architecture for VTCC is modern in design, while referencing some historic features of the Children's Hospital. While different in shape and materials, the clerestory features and colors proposed for the VTCC building relate well to the Italianate towers of the existing hospital. The red/copper color of the curving roof lines and portions of the exterior walls of the new building were selected to complement the red tile roof of the Children's Hospital. The use of gray, tan, and white stone on the VTCC building will coordinate with the materials used on the Children's Hospital.

The new building is designed to meet Silver LEED standards with the portion of the roof located over the central part of the building designed as an unoccupied planted "green" roof. The green roof will provide a visually pleasing landscape from the second floor windows, lower air temperature and heat effect, as well as serve as part of the VTCC stormwater system.

City Master Plan and Institutional Zoning

The City's Master Plan for the North Planning District (the "Plan") identifies almost all the area bounded by Brook Road, Sherwood Avenue, I-95, Robin Hood Road, and Brookland Parkway for Institutional uses. The existing Children's Hospital and Luther Memorial School are zoned Institutional. The six residential lots along Brookland Parkway were purchased by Children's Hospital

over the last several years and the houses have been demolished. The Plan notes that most of the existing land uses in the North Planning District are appropriate and that infill and redevelopment should match the scale and architecture of existing buildings.

In keeping with the City's Master Plan, the request for Institutional zoning is appropriate because adjacent parcels are already zoned I and developed with Institutional uses. The proposed development is an expansion of an existing medical facility (institutional use) and will not have any greater impact on the neighborhood than currently exists.

The conventional zoning for the I district requires approval of a Master Plan which illustrates the locations of buildings, parking facilities, access, pedestrian and vehicular circulation, yards and open spaces. The proposed development will comply with all the I development standards to provide proper protections for adjacent landowners.

The proposed facility can be adequately served by public water and sewer. There will be no need for on-street parking as the required parking will be provided on-site. The Traffic Impact Analysis concluded that all the study intersections would continue to operate at the same or acceptable levels of service in the AM and PM peak hours and no off-site roadway improvements are needed to accommodate the trips generated by the proposed facility. No negative impact on public infrastructure is foreseen.

Neighborhood Outreach

VCU has met with a number of the nearby neighborhood associations. Between July-September 2013, the applicant met with Ginter Park Terrace, Edgehill, Virginia Union University, and Luther Memorial School. VCU also attended a Northside Community meeting at the request of Councilman Chris Hilbert. Additional meetings with Ginter Park and Sherwood Park will be conducted in the upcoming months.