

May 28, 2021

RICHMOND FIRE DEPARTMENT FOUNDATION
REVISED APPLICANT'S REPORT
in support of its Special Use Permit Application – 2901 Bainbridge St.

Richmond Fire Department Foundation (sometimes herein, “RFDF” or the “Applicant”), in support of its Special Use Permit Application related to the property commonly known as 2901 Bainbridge St., Richmond, Virginia (the “Property”), respectfully submits this Revised Applicant’s Report to the City of Richmond (the “City”) as follows. **This Revised Applicant’s Report concludes with responses to the Land Use Administration Comment Letter #1 dated March 29, 2021.** The Applicant submits this Report in accordance with the Filing Procedures for Special Use Permit, last revised September 7, 2018:

The Applicant’s proposed use of the Property (its “Proposed Use”) is as a hub and headquarters for the division of the RFDF known as the Metro Richmond Flying Squad (“MRFS”), an organization which provides on-site fire rehab services as a volunteer auxiliary of the Richmond Fire Department. MRFS provides round-the-clock rehab response in support of fire squads as they respond to fires and other adverse events in the City. Fire rehab services include, without limitation, the provision of hydration and nourishment to our City’s first responders as they battle fires and recover therefrom, the provision of fans and heaters to cool or warm the firefighters, as needed, and the provision of tents and other protection from exposure on the scene of fire fights across the City. MRFS provides these services at no cost to the City, and is staffed entirely by volunteers, many of whom are experienced former firefighters. These volunteers know what firefighters go through on the scene, and through the Applicant, they provide much-needed resources to aid recovery. Statistically, 50% of fire-fighter line-of-duty deaths are the result of stress and overexertion; rehab services like those offered by MRFS mitigate these losses. A more detailed description of these services is available in the Applicant’s Response to the City’s Request for Proposals dated December 5, 2019, enclosed herewith for your reference (the “2019 RFP Response”).

The Proposed Use is in harmony with the surroundings and the neighborhood, first and foremost, because it is not a divergence from the Property’s historical use as an active fire-station. And, unlike the Property’s use during its operation as an active fire-station, MRFS responders do not sound sirens or create the kind of fracas that’s associated with an active station. The Property will, under the Proposed Use, be eventually staffed 24/7 by volunteers, but will have no employees, and will not generate vehicular



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traffic as such, apart from the need for volunteers to come volunteer at the Property. To begin with, the Property will be staffed at 50% of the eventual goal, or twelve (12) hours/day.

The Proposed Use is not only in harmony with the surroundings and compatible therewith; perhaps apart from returning to use as an active station, it could not be a more appropriate use, given the nature and history of the Property as a former fire-station. The Proposed Use is not detrimental to the health, safety, morals or general welfare of the Woodland Heights community—it only adds to them. Improving the appearance of the now-decommissioned building is not only good for the Applicant, it's good for the neighborhood, as indicated by the December 19, 2020 letter of hearty support of the Applicant from A. Dawn Rosenberg, the President of the Woodland Heights Civic Association, attached hereto as Exhibit A. This letter is the second (2nd) such letter of support from the Civic Association; the first is available in the attachments to the 2019 RFP Response.

The Proposed Use does not cause or have a likelihood of causing congestion or other hazards like fire, panic or other dangers. It does not lead to the overcrowding of land; indeed, no change to the Property's footprint on the land, or increase in population, is envisioned or planned by the Applicant. The Proposed Use does not interfere with schools, playgrounds, parks, or other conveniences. Finally, the Proposed Use has no adverse effect on the availability of adequate light or air to the neighboring homes and properties.

The Proposed Use puts the Property to what the Applicant believes, and the neighborhood agrees, is its highest and best use. The Proposed Use will improve the look of this intersection, which can be seen as one of the western gateways into Woodland Heights. It will give the Applicant's volunteers a place to gather and to further their important mission, and its community room will, in time, provide a safe space in the neighborhood where community members may congregate from time to time.

In response to the comments and questions raised in the Land Use Administration's Comment Letter #1, the Applicant amends its initial Applicant's Report to respectfully state as follows:

After careful review, the Foundation has revised its proposal and its artistic renderings to reflect "Future Parking" in that location which, when needed in the future, will be proposed, duly permitted, and only completed with the City's full approval. In any event the Future Parking area is established, it will only be done in accordance with those requirements of Richmond Code Sec. 30-710.12.

The Applicant's proposal now reflects the existing wood picket fence along the northern property line at the Property on our renderings.



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The Applicant has submitted as of the date first written above its RFD Questionnaire as requested in Comment Letter #1.

The Applicant's Proposed Use will not create a land disturbance requiring LDIS permitting, nor will the foundation place or install site storm drainage giving rise to a need for STRM permitting.

Any and all construction at or on the Property, prior to commencing, will be duly permitted and detailed proposed construction information shall be provided to the relevant permitting agencies.



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