



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: _____ Date: _____

Property Address: 105 East Duval Street, 701 North 1st Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street Tax Map #: See attached

Fee: \$1,800.00 Total area of affected site in acres: 2.520 acres

(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-53 and R-63

Proposed Use

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

Existing Use: vacant

Is this property subject to any previous land use cases? Multifamily dwellings up to 194 units in a mixed use project

Yes No

If Yes, please list the Ordinance Number:
2016-016

Applicant/Contact Person: Matt Engel

Company: Community Preservation and Development Corporation

Mailing Address: 8403 Colesville Road, Suite 1150

City: Silver Spring State: MD Zip Code: 20910

Telephone: (301) 960-9783 Fax: ()

Email: mengel@cpdc.org

Property Owner: Richmond Redevelopment and Housing Authority

If Business Entity, name and title of authorized signee: _____

(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: P.O. BOX 26887

City: Richmond State: VA Zip Code: 23261

Telephone: (804) 780-4193 Fax: ()

Email: marcia.davis@rrha.com

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)

**Applicant's Report
Amendment to Ordinance 2016-016**

The Richmond Housing and Redevelopment Authority (RRHA) and its development partner, the Community Preservation and Development Corporation (CPDC) are applying for an amendment to Ordinance 2016-016 (the "Ordinance") which authorized the Special Use of the properties known as 105 East Duval Street, 701 North 1st Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street (the "Property") for 182 dwelling units, commercial space and accessory off-street parking. The applicant requests an amendment to the Ordinance for the Property to increase the number of dwelling units to 194 units and to revise the plans attached to the Ordinance.

The dwellings continue to include 72 units designated for replacement housing for RRHA's Faye Towers. The remaining 122 units will consist of studios to 2 bedroom units. These units will be a mix of affordable and market rate units as with the original proposal. Off-street parking will be provide in structured parking wrapped by the building. The number of parking spaces was increased to 152 spaces, which continues to adequately serve the use of the building, with 13 surface spaces and 139 spaces within the parking deck. There is sufficient parking on-site and the Property is well situated for alternative modes of transportation for the residents, guests, tenants and customers of the commercial spaces. The Property is located within blocks of the GRTC Pulse stops for the Arts District and the 3rd/5th Street Stations.

The revised plans provide for a lowered height on the corner of North 1st Street and E. Jackson Street to a one story storefront commercial space having a maximum height of approximately 24', which is within the permitted underlying zoning. The commercial space orientation, pedestrian-oriented details, activation of the street and direct access points to the street remain included in the plan set. The original plan set included two floors of residential above the commercial space and the revised set removes those units above the commercial and increases the height of the ground floor. This revised elevation is similar to the scale of the existing two-story buildings on both the northeast and southeast corners of the intersection of N. 1st Street and E. Jackson Street. In addition, the revised elevation creates a further differentiation in the building façade and massing.

The development remains an opportunity for a significant infill development in Jackson Ward for a mixed-use, mixed-income building. It includes the rehabilitation of the former Franciscan convent, as well as incorporates the memorial bell garden with surrounding green space. The proposed revisions allow for a change in the plans attached to the ordinance and an increase in units as the project has developed. These revisions continue to require the high quality building features, amenities and materials as in the original Ordinance and provides additional residential units in an appropriate area near transit and employment centers. The development is consistent with the Downtown Plan designation as General Urban and Urban Center and is an appropriate infill development opportunity. The proposed revisions as with the original Ordinance meet the requirements set forth in the City Charter that the use will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or

private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.