



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: North 1st and East Jackson Streets; See Attached Date: 08/11/17  
Tax Map #: See Attached Fee: \$1,800.00  
Total area of affected site in acres: 2.5 acres

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

**Zoning**

Current Zoning: R-53 and R-63; subject to SUP Ord. No. 2016-316

Existing Use: Vacant

**Proposed Use**

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

154 dwelling units and up to 6,000 square feet of non-residential space  
Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: SUP Ordinance No. 2016-316

**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: (202) 895-8805  
Email: mengel@cpdc.org

**Property Owner:** Richmond Redevelopment and Housing Authority

If Business Entity, name and title of authorized signer: Marcia Davis, Chief Real Estate Development Officer

(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:  CEO RRHA

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)

PARCEL ID. N0000065030  
105 E. DUVAL STREET

PARCEL ID. N0000065033  
701 N. 1ST STREET

PARCEL ID. N0000065021  
708 N. 2ND STREET

PARCEL ID. N0000065032  
708A N. 2ND STREET

PARCEL ID. N0000065020  
710 N. 2ND STREET

PARCEL ID. N0000065019  
712 N. 2ND STREET

PARCEL ID. N0000065018  
714 N. 2ND STREET

PARCEL ID. N0000065016  
718 N. 2ND STREET

PARCEL ID. N0000065014  
722 N. 2ND STREET

PARCEL ID. N0000065013  
724 N. 2ND STREET

PARCEL ID. N0000065012  
728 N. 2ND STREET

PARCEL ID. N0000065010  
730 N. 2ND STREET

PARCEL ID. N0000065009  
732 N. 2ND STREET

PARCEL ID. N0000065004  
736 N. 2ND STREET

PARCEL ID. N0000065002  
744 N 2ND STREET

**Applicant's Report  
Amendment to Ordinance 2016-316**

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 1<sup>st</sup> Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2<sup>nd</sup> Street (the "Property") which has been amended previously. The Applicant did not receive a grant from the Commonwealth of Virginia and therefore, has made revisions to the plans to balance the project costs while ensuring the high quality materials and design remain consistent to the original plans attached to the Special Use Permit. In addition, through the Section 106 historic review, the Applicant increased the space between the former convent building and the new construction. This revision has created a larger bell garden open space along the frontage of N. 1<sup>st</sup> Street.

The design revisions remove the structured parking that was wrapped by the building and utilizes a surface parking lot, which remains wrapped by the building. The removal of the parking deck reduced the parking count on-site to 71 spaces with 30 spaces on the street surrounding the project. There remains 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 3<sup>rd</sup>/5<sup>th</sup> Street Stations.

Based on the ongoing communications with the Historic Jackson Ward Association, the number of units was also decreased to maintain a consistent level of off-street parking. Therefore, the dwelling unit count has also been reduced to 154. The dwellings continue to include 72 units designated for replacement housing for RRHA's Faye Towers. The remaining 82 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. The building exterior remains consistent with the original design, with the fourth floor removed from the majority of the building. The commercial space remains at approximately 6,000 square feet. The Applicant presented the revisions to the Historic Jackson Ward Association and received the enclosed letter of support for the project.

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.