

INTRODUCED: December 9, 2019

AN ORDINANCE No. 2019-344

To authorize the special use of the property known as 1000 West Franklin Street for the purpose of multifamily dwellings containing an aggregate of up to 18 dwelling units, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JAN 13 2020 AT 6 P.M.

WHEREAS, the owner of the property known as 1000 West Franklin Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of multifamily dwellings containing an aggregate of up to 18 dwelling units, which use, among other things, is not currently allowed by section 30-412.1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2019), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    JAN 13 2020    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in 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 overcrowding of land and cause 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.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1000 West Franklin Street and identified as Tax Parcel No. W000-0470/020 in the 2019 records of the City Assessor, being more particularly shown on a survey entitled “Plat of Property Situated on the Northwest Corner of Franklin Street and Harrison Street. Richmond, Va.,” prepared by Chas. H. Fleet & Assocs., and dated March 24, 1986, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of multifamily dwellings containing an aggregate of up to 18 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Renovation and New Construction,” prepared by Johannas Design Group, dated March 28, 2019, with sheet Z001 dated May 10, 2019, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as multifamily dwellings containing an aggregate of up to 18 dwelling units, substantially as shown on the Plans.

(b) Seventeen off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) Exterior storage for a minimum of nine bicycles and interior storage for a minimum of 18 bicycles shall be provided on the Property, substantially as shown on the Plans.

(d) The height of the Special Use shall not exceed the height as shown on the Plans.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise required by the Commission of Architectural Review pursuant to applicable law.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including removing the driveway apron and replacing it with a curb and sidewalk to match the existing curb and sidewalk, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

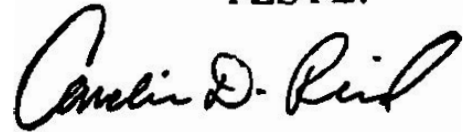
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, appearing to read "Carol D. Reed". The signature is written in a cursive style with a large initial 'C'.

**City Clerk**

# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

Item Request  
File Number: PRE.2019.222

RECEIVED

DEC 02 2019

OFFICE OF THE CITY ATTORNEY

O & R REQUEST

4-9391  
NOV 12 2019

Office of the  
Chief Administrative Officer

## O & R Request

DATE: November 8, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)

*JS* 12/2/19

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer *lgr*

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning *[Signature]*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *[Signature]*

RE: To authorize the use of the property known as 1000 West Franklin Street for the purpose of a multi-family development containing up to 18 dwelling units, upon certain terms and conditions.

ORD. OR RES. No. \_\_\_\_\_

**PURPOSE:** To authorize the use of the property known as 1000 West Franklin Street for the purpose of a multi-family development containing up to 18 dwelling units, upon certain terms and conditions.

**REASON:** The Special Use Permit would allow a multi-family development within an R-6 Single-Family Attached zoning district. The application calls for the conversion of a historic building and new infill development over an adjacent parking lot to be used for a combined total of 18 multi-family dwelling units with off-street parking, which would not be permitted by the underlying zoning. A Special Use Permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its January 6, 2020, meeting.

**BACKGROUND:** As a part of the West Franklin Street City Old and Historic District, the subject property consists of a 12,451 SF (.30 acre) parcel of land improved with a three-story, historic building constructed, per tax assessment records, in 1895 as a single-family dwelling. The property is located in The Fan, adjacent to the Monroe Park Campus of VCU, at the corner of West Franklin and North Harrison Streets.



The City's Master Plan recommends Single-Family (Medium-Density) land use for the subject property. Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7.

Properties to the west and south are within the same R-6 District as the subject property. Properties to the north are located in the B-4 Central Business District. Properties to the east are located in the R-73 Multi-Family Residential District. A mix of single- and multi-family residential, institutional, office, mixed-use, and commercial land uses are present in the vicinity.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** December 9, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** January 13, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
January 6, 2020

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

# Renovation and New Construction

## Project Info

Scope: Renovation of a Romanesque Revival townhouse plus a new infill apartment building.  
 Site Area: 12,789 sq ft  
 Existing Building: 12,600 sq ft gross usable  
 New Construction: 12,600 +/- sq ft  
 Current Zoning - R6



## Proposed Breakdown of Apartments 1002/4 West Franklin St.

1st Flr	Apt. 101	1450 sf
	Apt. 102	700 sf
2nd Flr	Apt. 201	790 sf
	Apt. 202	790 sf
	Apt. 203	935 sf
	Apt. 204	935 sf
3rd Flr	Apt. 301	925 sf
	Apt. 302	925 sf
	Apt. 303	935 sf
	Apt. 304	935 sf

## 1000 to 1004 West Franklin St.



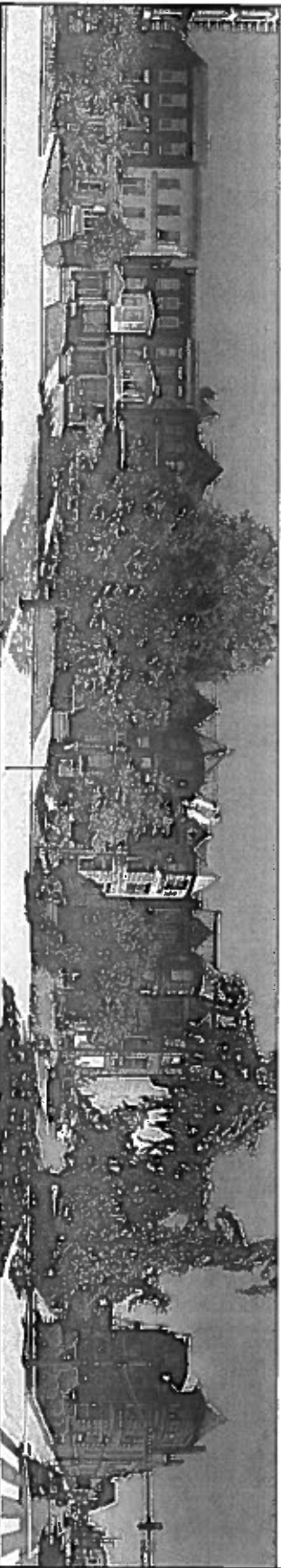
1006 1004/1002 1000

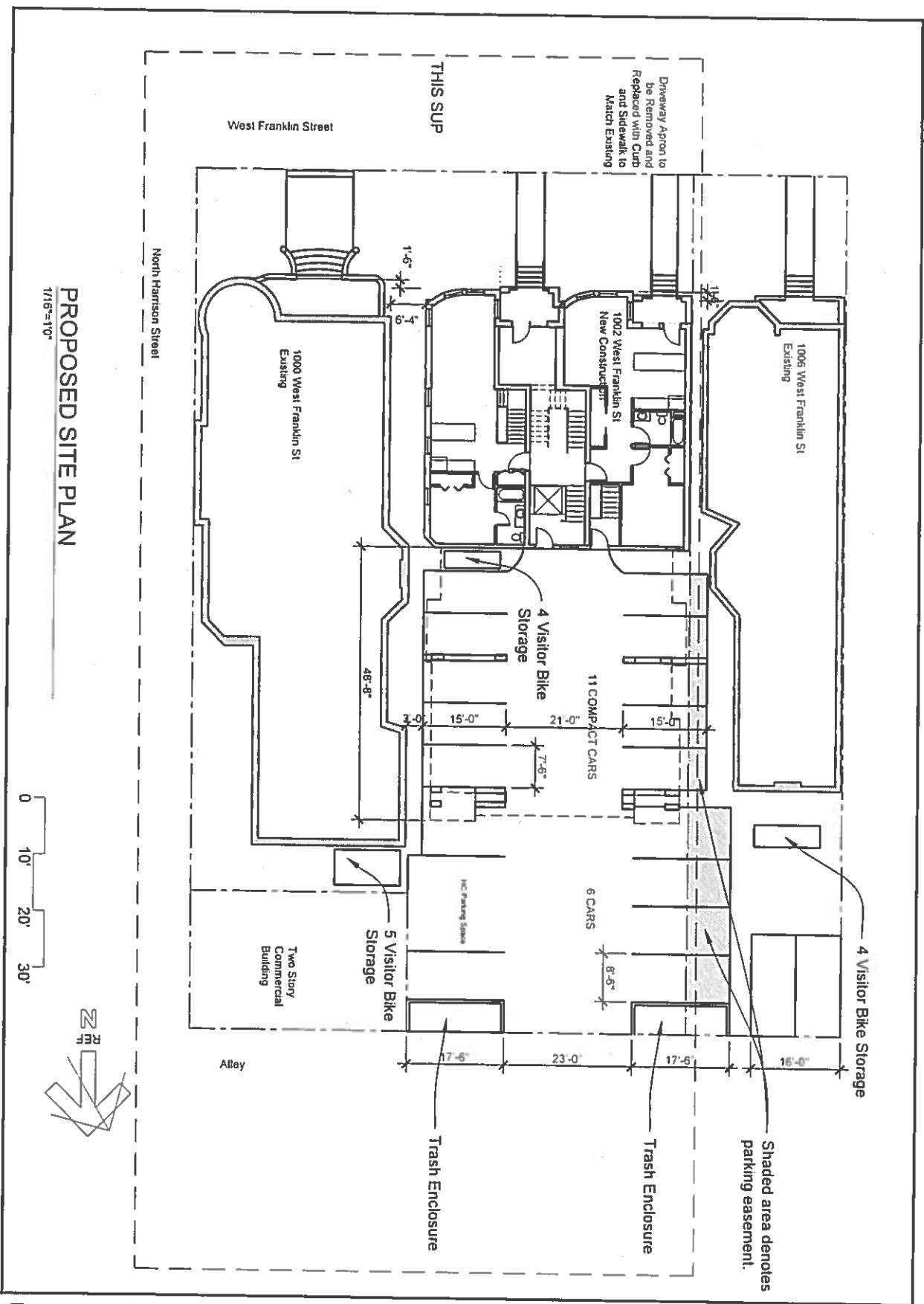
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CAR7	Elevations 1002/4
CAR8	Elevation and Section 1002/4
CAR9	Existing Elevations 1000
CAR10	Existing Elevations 1000
CAR11	Proposed Elevations 1000
CAR12	Proposed Elevations 1000
CAR13	Photos

## Proposed Breakdown of Apartments 1000 West Franklin St.

1st Flr	Apt. 101	2380 sf
	Apt. 102	1000 sf
	Apt. 103	1150 sf
2nd Flr	Apt. 201	880 sf
	Apt. 202	630 sf
	Apt. 203	870 sf
3rd Flr	Apt. 301	685 sf
	Apt. 302	1000 sf





**PROPOSED SITE PLAN**  
1/16"=10'

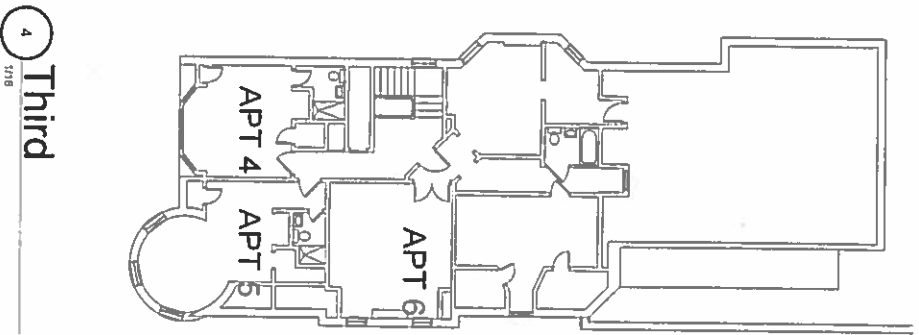
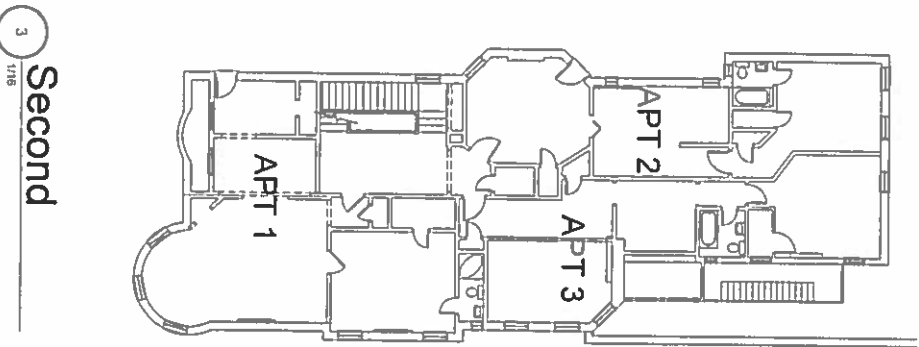
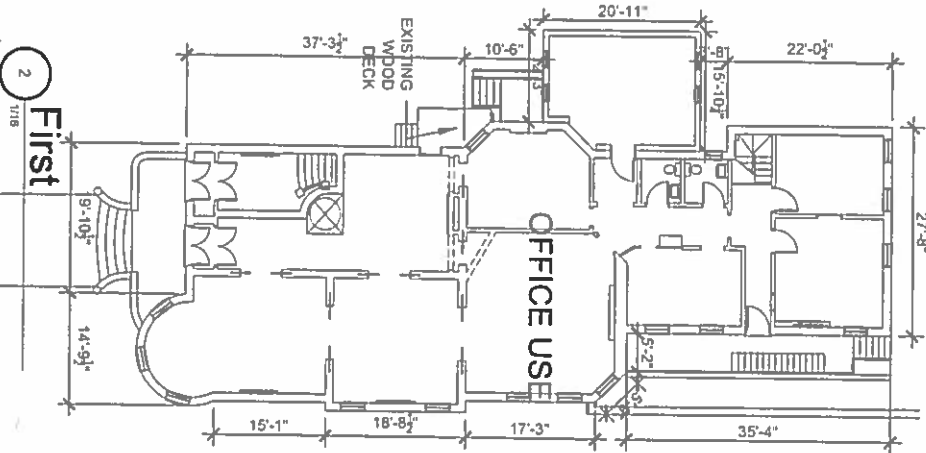
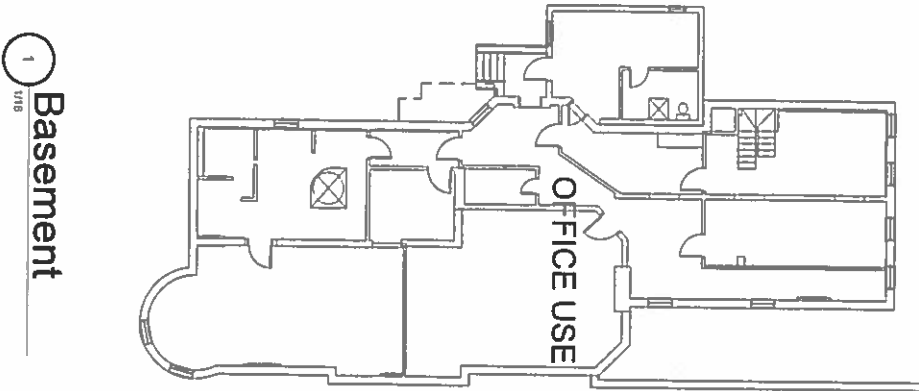


**JOHANNAS DESIGN GROUP** 1901 WEST CARY STREET RICHMOND, VA 23220 ☎ 804.358.4893  
 804.358.8211

1000 - 1002 WEST FRANKLIN STREET - SPECIAL USE PERMIT	SHEET TITLE <b>PROPOSED SITE</b>
	DATE <b>05/10/2019</b> PROJECT NO. <b>1708</b> SHEET NO. <b>Z001</b>

# Existing

# 1000 Franklin St.



1 Basement

2 First

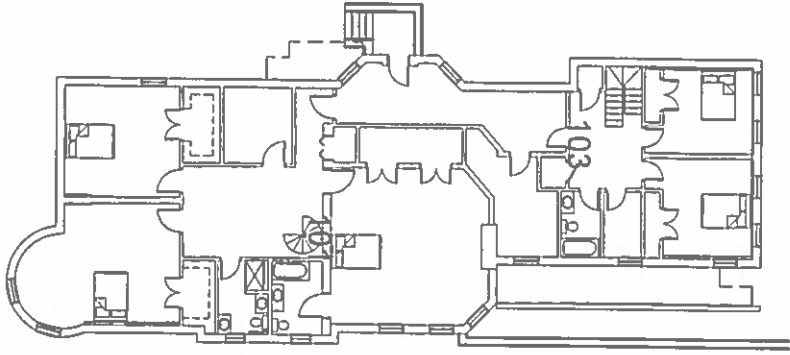
3 Second

4 Third

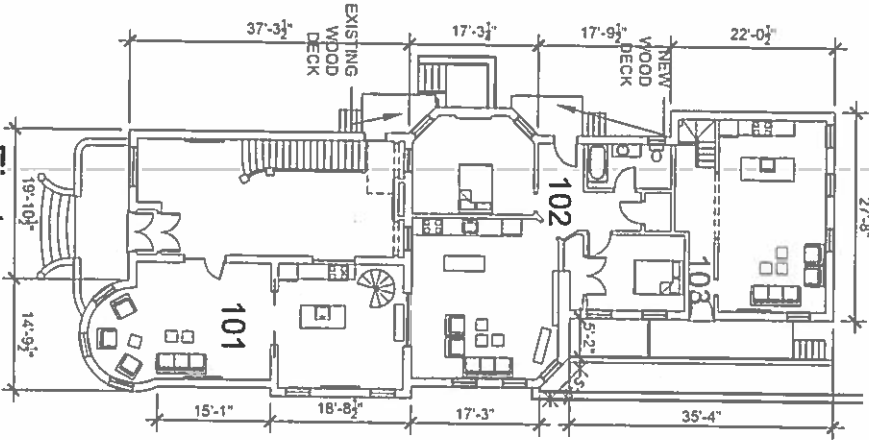
Proposed

1000 Franklin St.

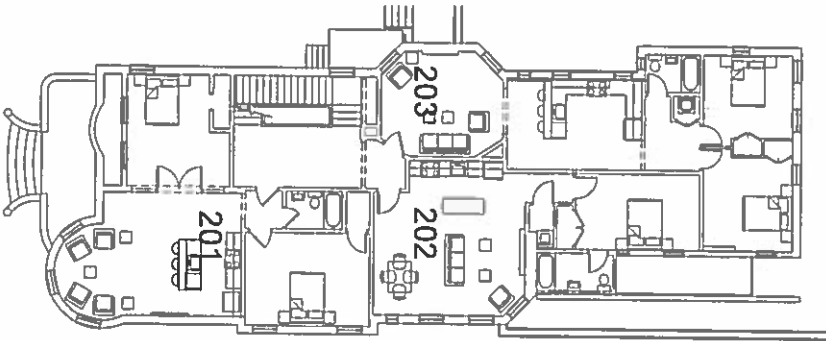
1  
1/16  
Basement



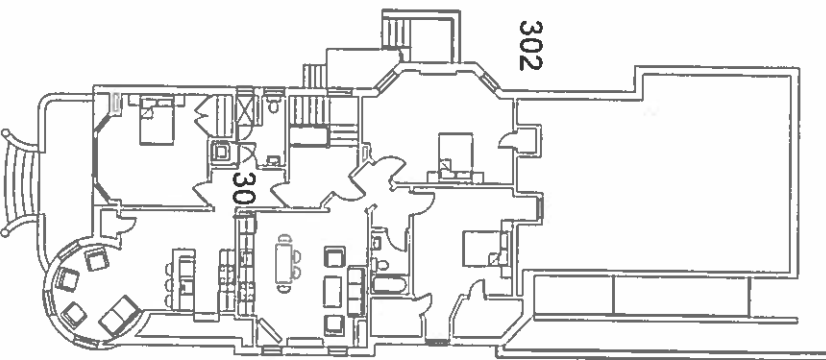
2  
1/16  
First



3  
1/16  
Second



4  
1/16  
Third



JOHANNAS DESIGN GROUP 1801 WEST CARY STREET RICHMOND VA 23220 P 804 358 4093 F 804 358 6211

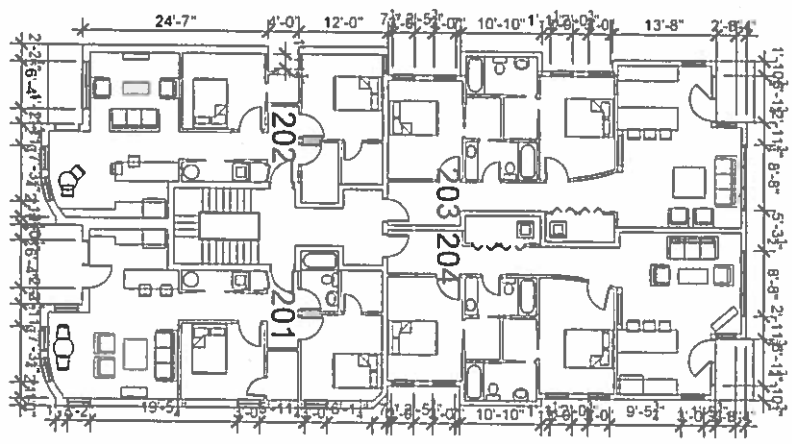
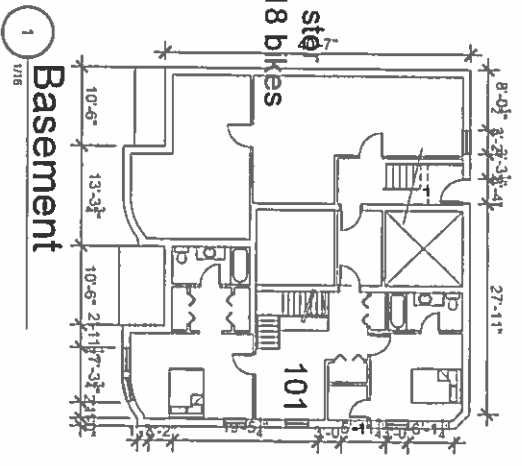
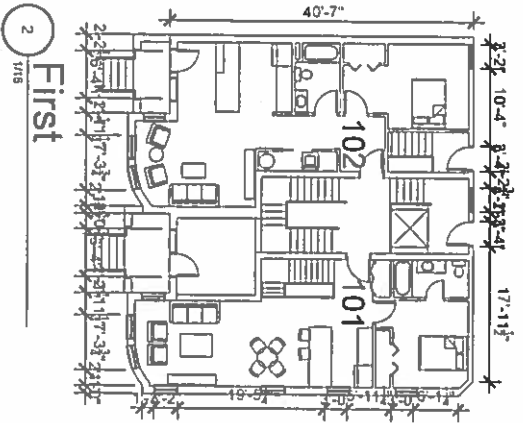
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PROJECT NO	1708
SHEET NO	CAR3

1002 1004 WEST FRANKLIN ST

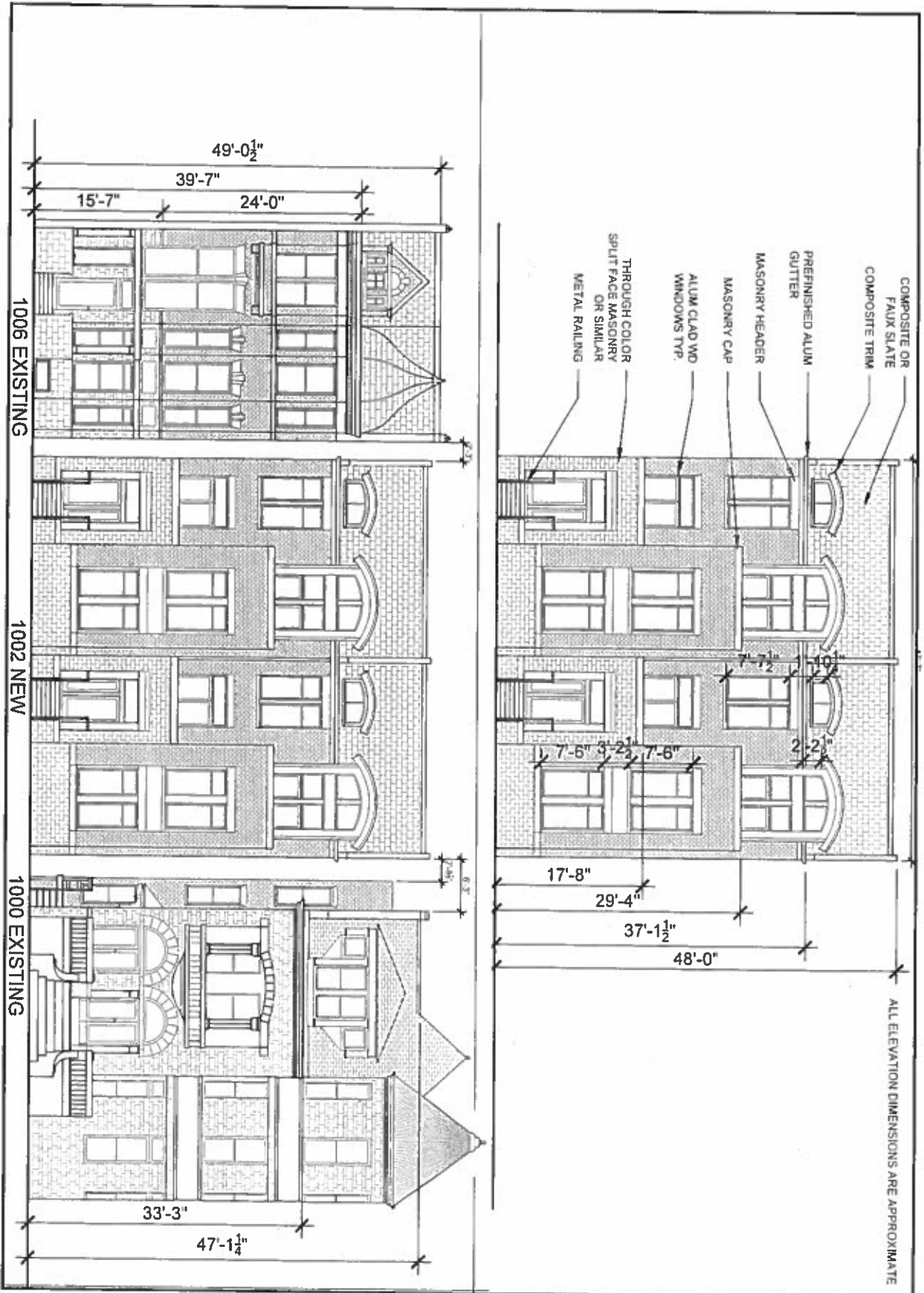
REVISIONS

Proposed

1002 Franklin St.



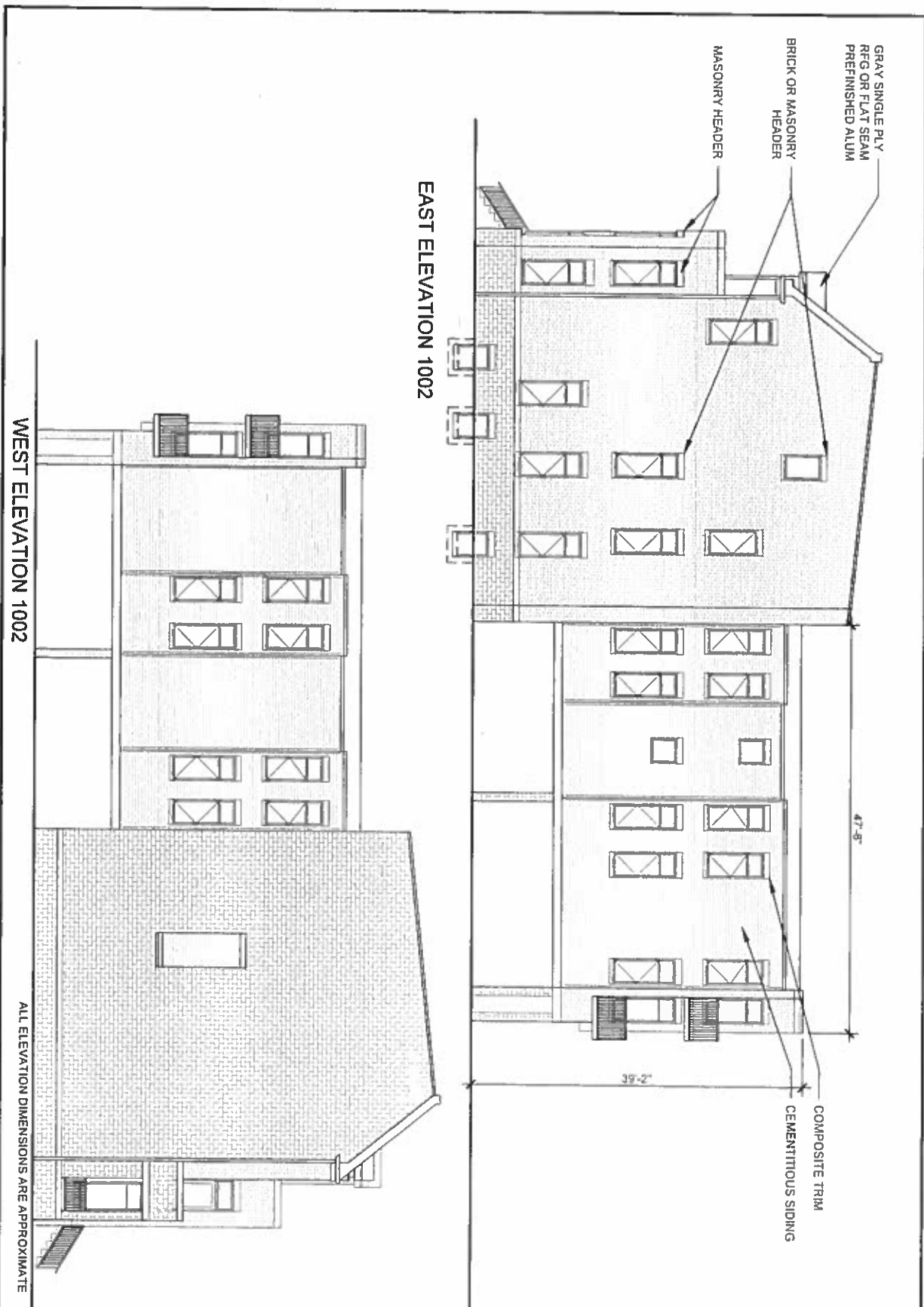




JOHANNAS DESIGN GROUP 1001 WEST CARY STREET RICHMOND VA 23220 804.358.4832 804.358.8211

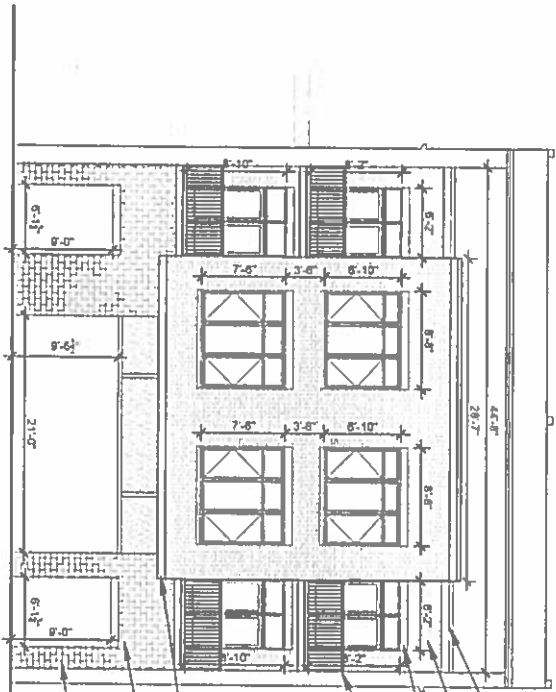
CAR6	DATE	03/28/19	ELEVATIONS
	PROJECT NO.	1708	
1000 1002 WEST FRANKLIN STREET			NOT SCALE





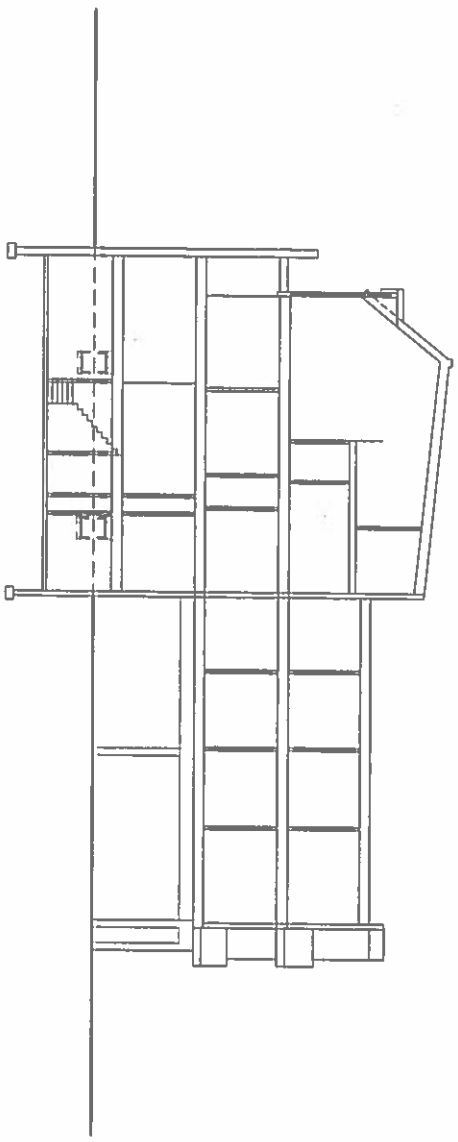
JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4933 F 804.358.6211

<p><b>CAR7</b></p>	<p>DATE: 03/28/19</p>	<p>1000-1002 WEST FRANKLIN STREET</p>	<p>ELEVATIONS</p>
	<p>PROJECT NO: 1708</p>		



NORTH ELEVATION

- COMPOSITE TRIM
- BRICK
- MASONRY HEADER
- METAL GUARD
- MASONRY OR COMPOSITE TRIM
- MASONRY HEAD
- THROUGH COLOR SPLIT FACE MASONRY OR SIMILAR



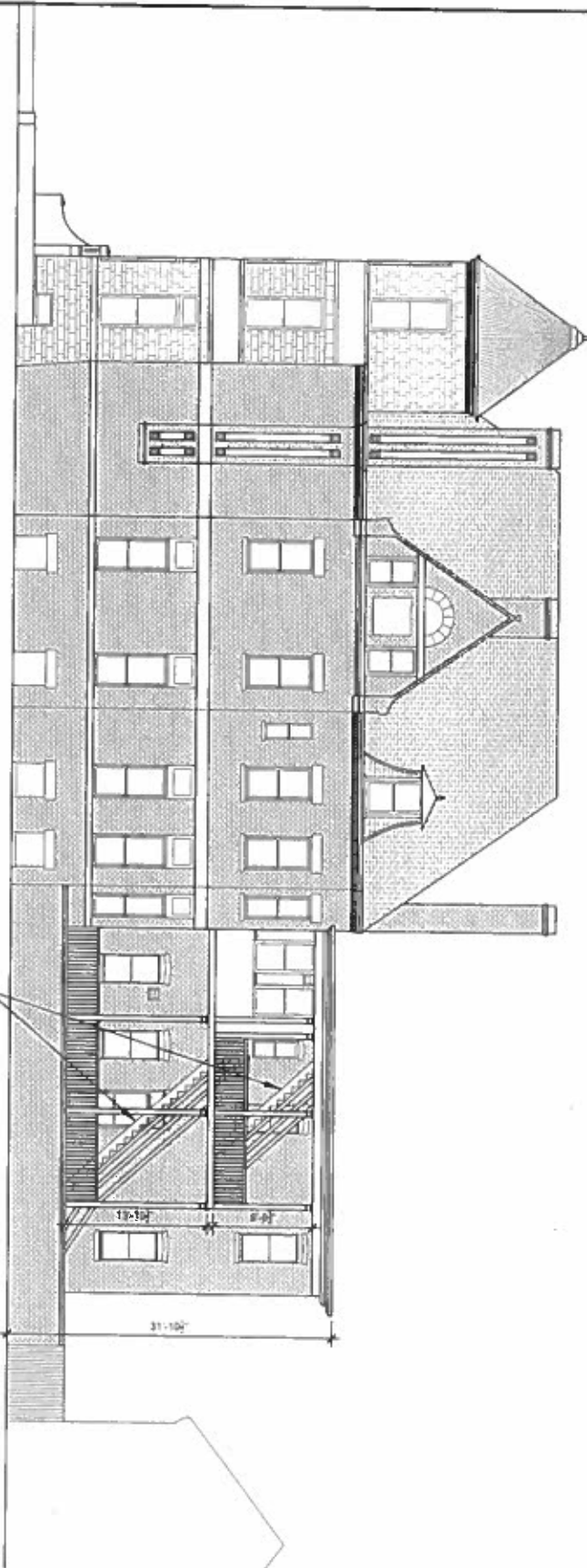
Schematic Building Section

ALL ELEVATION DIMENSIONS ARE APPROXIMATE

<b>CAR8</b>	DATE <b>03/28/19</b>	<b>1000 - 1002 WEST FRANKLIN STREET</b>	ELEVATION SECTION
	PROJECT NO <b>1708</b>		
SHEET NO			

EXISTING EAST ELEVATION 1000

NON-HISTORIC STAIR TO BE REMOVED



ALL ELEVATION DIMENSIONS ARE APPROXIMATE

JOHANNAS DESIGN GROUP 1001 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4553 F 804.358.4211

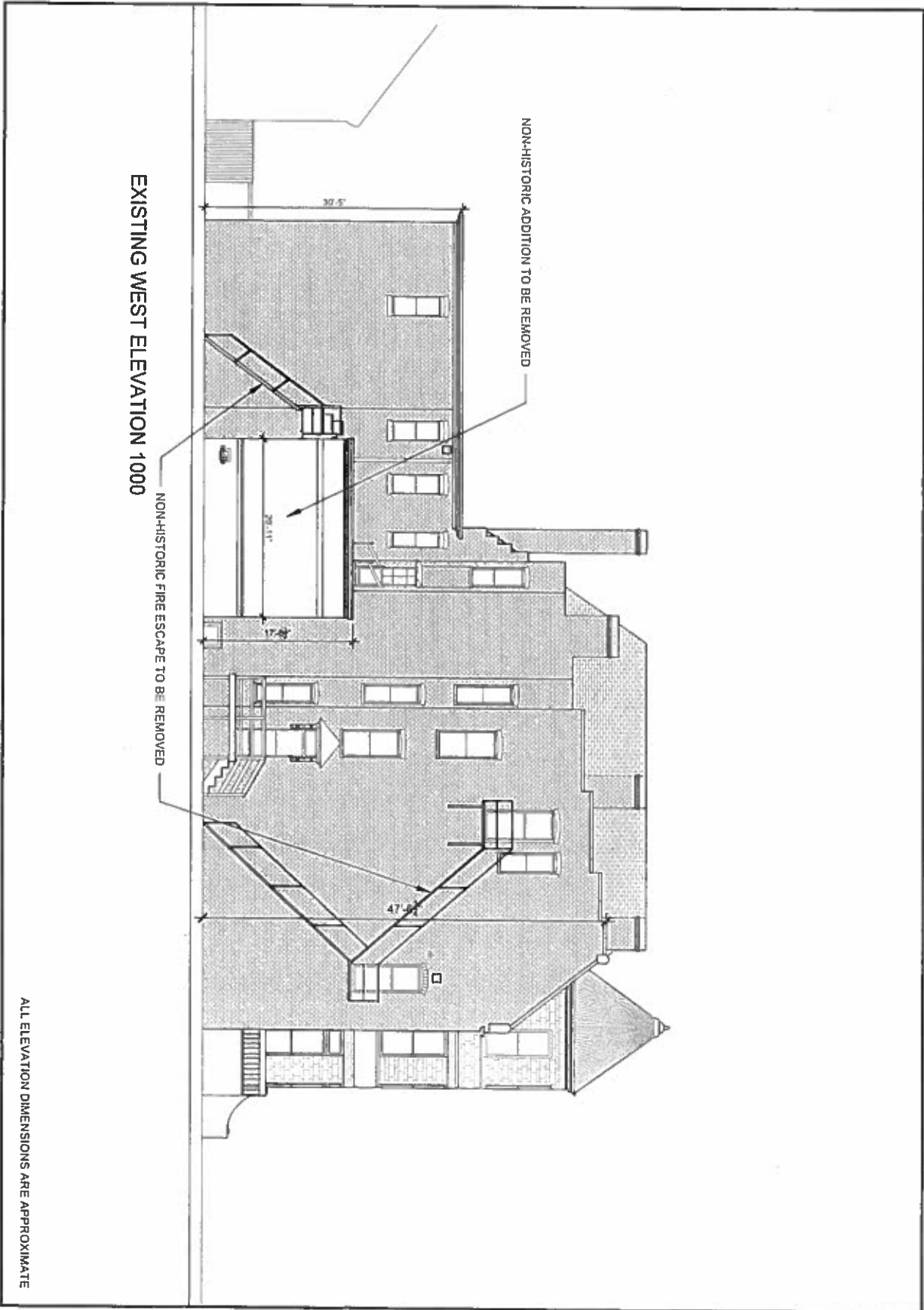
CAR9

DATE: 03/28/19  
PROJECT NO: 1708

SCALE: 3/8" = 1'-0"

1000-1002 WEST FRANKLIN STREET

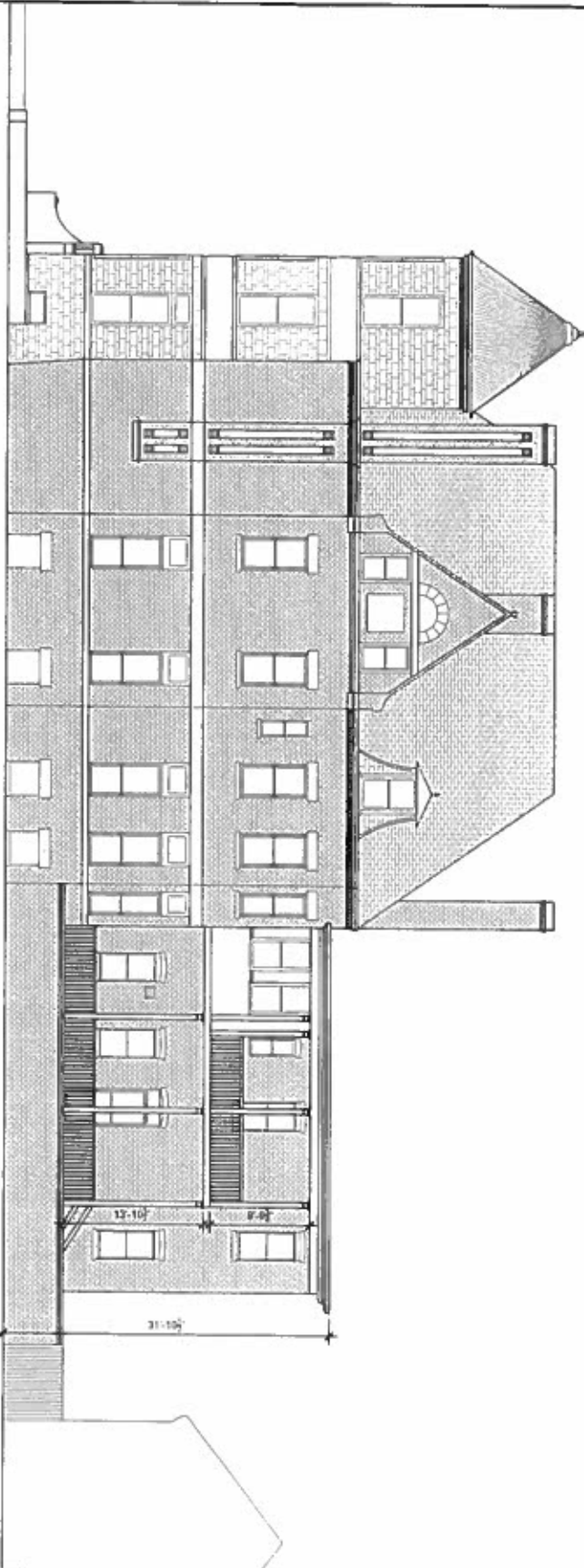
REVISION




**JOHANNAS DESIGN GROUP** 1001 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

<b>CAR10</b>	ELEVATIONS 32"	1000-1002 WEST FRANKLIN STREET	REVISIONS
	DATE 03/28/19	PROJECT NO. 1708	DRAWING NO.

PROPOSED EAST ELEVATION 1000



ALL ELEVATION DIMENSIONS ARE APPROXIMATE

JOHANNAS DESIGN GROUP 1931 WEST CARY STREET RICHMOND, VA 23220 804.358.4893 804.358.8211

1000-1002 WEST FRANKLIN STREET

SHEET TITLE  
ELEVATIONS

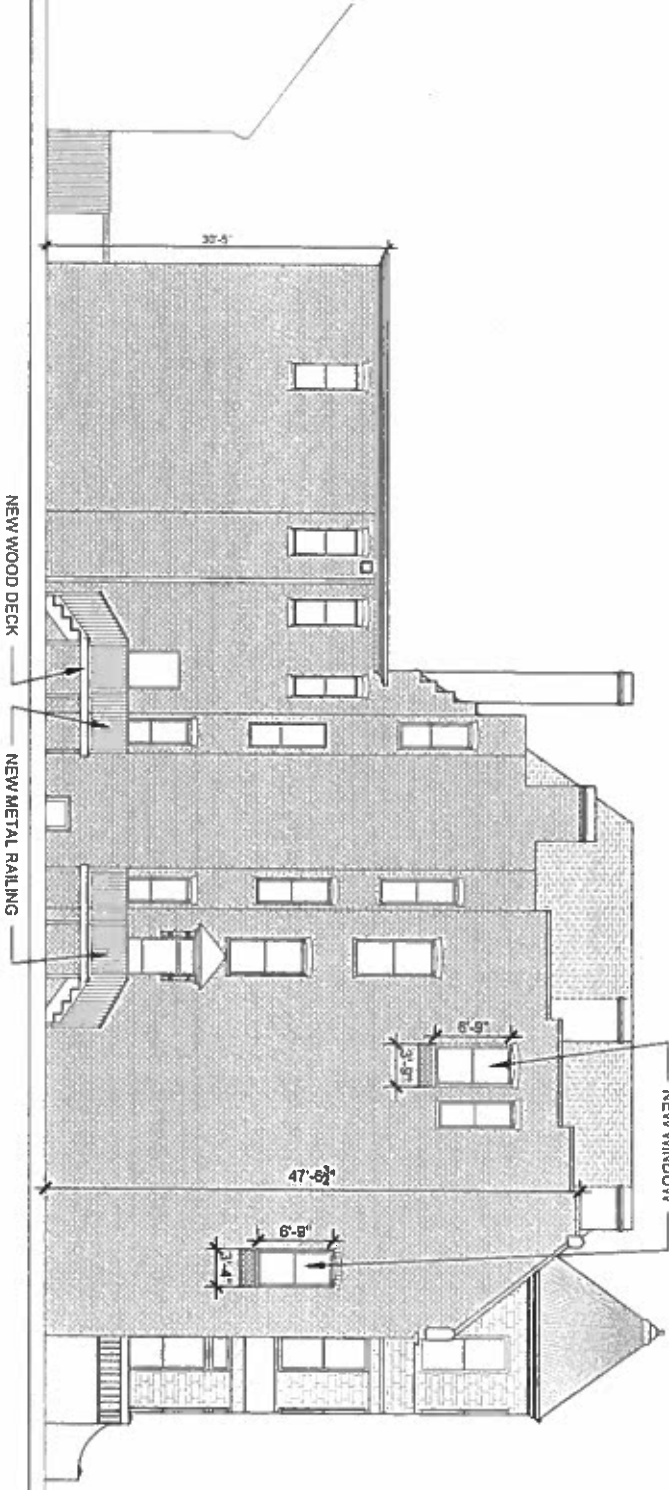
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DATE  
03/28/19

PROJECT NO.  
1708

SHEET NO.

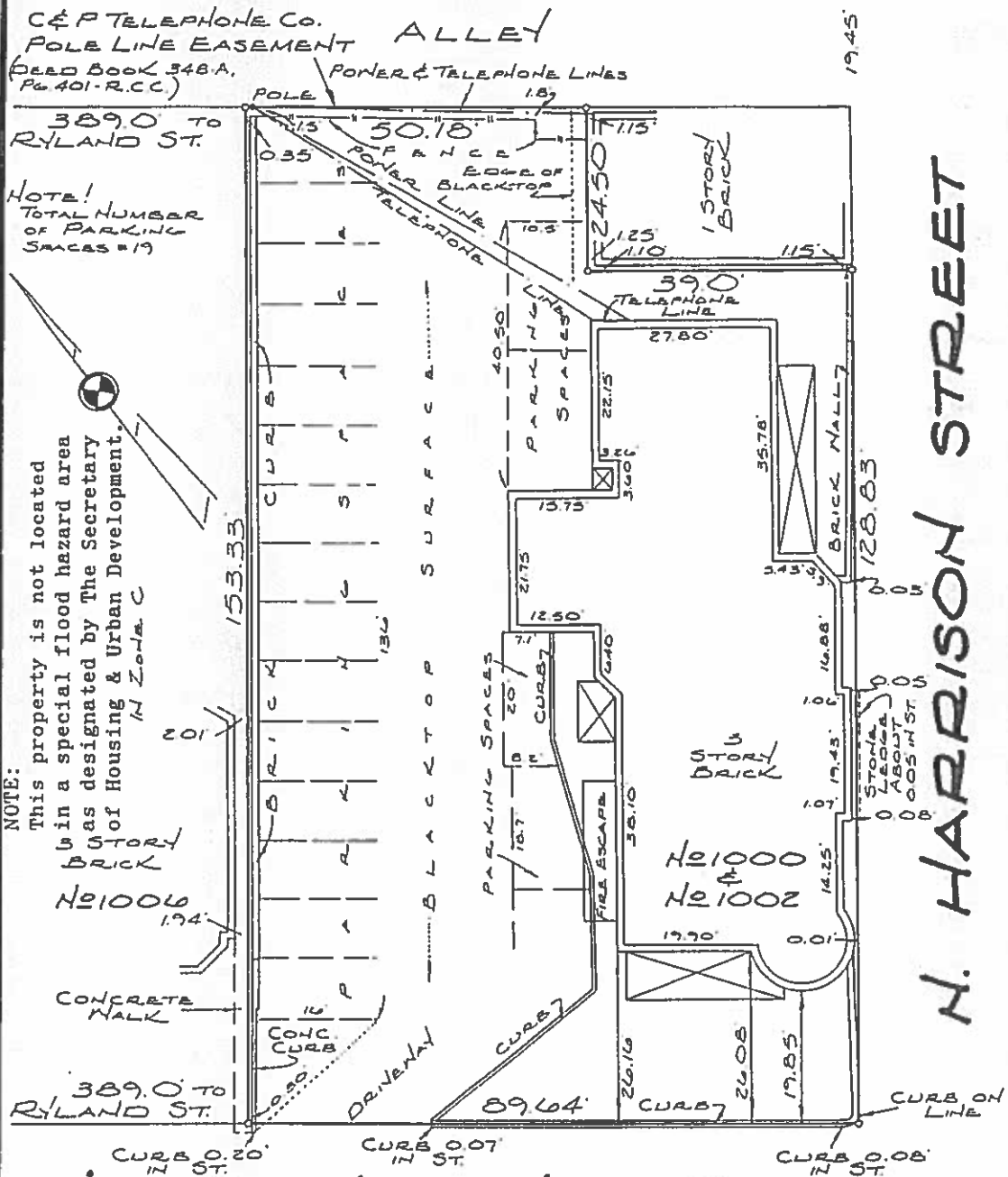
CAR1



PROPOSED WEST ELEVATION 1000

ALL ELEVATION DIMENSIONS ARE APPROXIMATE

<p>DATE 03/28/19</p> <p>PROJECT NO. 1708</p> <p>SHEET NO. CAR12</p>	<p>ELEVATIONS</p> <p>SHEET TOTALS</p> <p>32</p>	<p>1000-1002 WEST FRANKLIN STREET</p>
	<p>DATE 03/28/19</p> <p>PROJECT NO. 1708</p> <p>SHEET NO. CAR12</p>	<p>ELEVATIONS</p> <p>SHEET TOTALS</p> <p>32</p>



NOTE!  
TOTAL NUMBER  
OF PARKING  
SPACES = 19

NOTE:  
This property is not located  
in a special flood hazard area  
as designated by the Secretary  
of Housing & Urban Development.  
IN ZONE C

389.0' TO  
RYLAND ST.  
CURB 0.20'  
IN ST.

# W. FRANKLIN STREET

PLAT OF PROPERTY SITUATED  
ON THE NORTHWEST CORNER  
OF FRANKLIN STREET AND  
HARRISON STREET.

RICHMOND, VA.

MARCH 24, 1986

SCALE 1" = 20'



CHAS. H. FLEET & ASSOCS.  
ENGINEER & SURVEYORS  
RICHMOND, VA.

CERTIFICATION  
3-24-86  
This is to certify that an accurate field survey of the premises  
shown hereon, that all improvements and visible  
easements are shown hereon, that there are no  
encroachments by improvements either from adjoining  
premises, or from subject premises upon adjoining  
premises other than as shown hereon.

*R. Jett*

FILE 1289



SUP-043389-2018

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.richmond.gov

Application is hereby submitted for: (check one)

- [X] special use permit, new
[ ] special use permit, plan amendment
[ ] special use permit, text only amendment

Project Name/Location

Property Address: 1000 - 1002 West Franklin Street Date: 10/12/2018

Tax Map #: W0000470020 Fee: \$2400

Total area of affected site in acres: 0.296

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

Zoning

Current Zoning: R-8

Existing Use: mixed use residential and office

Proposed Use

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

multi-family new construction and existing renovation

Existing Use: mixed use residential and office

Is this property subject to any previous land use cases?

Yes No

[X] [ ] If Yes, please list the Ordinance Number case 154 1935

Applicant/Contact Person: David Johannes

Company: Johannes Design Group

Mailing Address: 1901 West Cary Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 358-4993 Fax: ( )

Email: dave@johannesdesign.com

Property Owner: Ronald Nixon

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: 926 West Franklin Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 721-5611 Fax: ( )

Email: nixonron@cloud.com

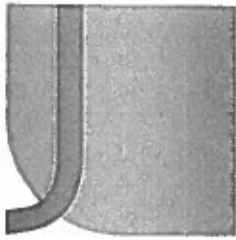
Property Owner Signature: [Handwritten Signature]

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)

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OCT 15 2018
LAND USE ADMINISTRATION





**JOHANNAS**  
design group

Special Use Permit Applicant's Report  
10.10.18

1000-1004 West Franklin Street

1000 West Franklin Street is a late 19th century Romanesque Revival mansion with Sullivanesque rinceau banding, double arch entrance and recessed gallery, prominently located in the heart of VCU on the corner of North Harrison Street. Ron Nixon recently purchased the building which was occupied by VCU on the first floor and basement, which is approximately 6400 square feet of gross area. There are currently six dwelling units on the second and third floors.

Immediately adjacent to the house is a parking lot. 1000-1004 West Franklin Street is in the West Franklin Street National Historic District.

The owner is applying for this special use to convert the existing, mixed-use 1000 West Franklin Street building into a multi-family building. The owner also wishes to build an infill structure in the adjacent parking lot, 1002 and 1004 West Franklin Street. The owner currently owns 1006 West Franklin Street and intends to submit a separate special use application for that property.

The attached plans depict increasing the number of units in the 1000 building from six units to eight units. In the process all offices areas will be converted to residential use. The new construction on the 1002 and 1004 area will add 10 additional units. This renovation of 1000 is an historic rehabilitation tax credit project with a Part 1 Application approval. The Department of Historic Resources and the National Park Service will be reviewing both the renovation work and the new construction. As such, responses to our application may require some variations in the plans and elevations.

The new construction will be in keeping with the historic character of the district and will provide a high quality infill structure in the gap between the existing historic structures. It will also eliminate the street view of the existing parking area and add to the character of the historic district.

Despite the current R-6 which has been intact for several decades, the current zoning is outdated and misrepresents the use of every structure on the north side of the 1000 block of West Franklin St.

The Downtown Master Plan shows that the property is directly across the street from an Urban Center Area which "is characterized by higher density, mixed-use development".

The city bicycle master plan notes both West Franklin Street and Harrison Street as existing shared lane bike routes. This area is also in one of the two highest locations for employment density in the city, and is immediately adjacent to one of the highest commercial/civic/recreation play districts in the city. The current zoning at the former adjacent carriage house corner at the north east corner of the the lot is B-4 central business district. The properties directly across the alley to the north are also zoned B-4, central business district.

This location has a notable walk score of 97, is one block from the VCU Siegel Center/ Broad Street parking garage, and in the immediate vicinity of the new BRT VCU station. There is a zip car pick up located at Marshall Street and Harrison Street and access to Lyft and Uber is typically less than five minutes. The RamRide Shuttle service can be accessed two blocks away.

Seventeen parking spaces will be provided on site as noted in the attached plans. Bicycle storage for eighteen bicycles will be provided in the basement of the new building.

The proposed special use will not be detrimental to the safety, health, morals, and general welfare of the community involved. The benefit of the new structure will be to provide a physical buffer at the border with the B-4 business district. The conversion to office use to dwelling uses and the new structure will not be detrimental to the safety, health, morals and general welfare of the community involved.

The proposed special use will not tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved. This location is surrounded by university related facilities and services. There are 24,000 undergraduates at VCU with more than 5,000 living on campus. Access to multi-modal transportation is exceptional. The proposed project is located at the corner of one of highest levels of foot traffic in the city and will not have a negative impact on this location or tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved.

The proposed special use will not create hazards from fire, panic or other dangers. The new construction will be built in accordance with all applicable building codes.

The proposed special use will not tend to cause overcrowding of land and an undue concentration of population. The location is adjacent to the area noted in the downtown plan and is immediately adjacent to B-4 central city zoning. The additional housing is in keeping with this block and the adjacent surroundings and will not overcrowd this area. fere with the ava

The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or otherwise public requirements, conveniences and improvements. The proposed project will not require a significant increase of services to the property. The proposed special use will not interfere with adequate light or air. The new structure will be similar in scale and mass to its surroundings and will not interilable light and air to adjacent habitable spaces, and will