

August 19, 2019

BY HAND DELIVERY

Mr. Matthew Ebinger
City of Richmond
Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Jennifer D. Mullen
Richmond Office
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RE: Community Unit Plan: 2200 Brady Street, 2312 Lynnhaven Avenue, & 2316 Krouse Street

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a Community Unit Plan Final Plan for the properties known as 2200 Brady Street, 2312 Lynnhaven Avenue, and 2316 Krouse Street, identified as Tax Parcels S008-0275/024, 002, and 025 (the "Property"). The Property is generally located to the east of Lynnhaven Avenue, south of its intersection with Bellemeade Road and includes approximately 22.8 acres. This request would authorize the construction of 264 multi-family dwelling units and accessory community buildings and 376 parking spaces.

The Property is zoned R-53 Multi-Family Residential and is a portion of a larger tract of land that is subject to a Community Unit Plan adopted on October 13, 1947 ("the CUP"). The area subject to the CUP is generally bisected by Lynnhaven Avenue with the Property lying to the east. A total of 552 multi-family dwelling units were developed on the properties subject to the CUP in the late 1940s. Of those dwelling units, 272 were located on the Property within 50 buildings. In 1999, the 272 dwellings were demolished leaving the Property vacant. The Property may be redeveloped according to the CUP. The proposed development of 264 multi-family dwelling units, accessory community building and parking is configured differently from the original CUP layout, therefore a Community Unit Plan Final Plan is required in order to approve the specific details of this proposed development.

The only development standards the CUP requires are: (1) that the use of the Property would be "for residential purposes and the usual accessory uses such as automobile parking areas, garages and community activities", and (2) that "the average lot area contained in the site, exclusive of the area occupied by streets, shall not be less than the lot area per family required by the zoning ordinance". The proposed multi-family dwellings and accessory uses are consistent with the uses contemplated by the CUP and the original development of the site pursuant to the CUP. With respect to density, the proposed 264 dwelling units is a reduction in density as compared to the original 272 dwelling units constructed on the Property or the density permitted pursuant to the underlying R-53 district, which would permit 791 dwelling units.

The proposed development includes a total of 264 dwelling units contained in 44 buildings. The dwelling units would include 45 one-bedroom units, 174 two-bedroom units, and 45 three-bedroom units. The buildings are generally configured on the site in quads with pairs of buildings running north-south and situated across courtyard areas from each other. This configuration allows for two community buildings conveniently located on the Property along a central axis, with the northernmost community facing a large central open space.

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The dwelling floor plans includes a mix of townhouse-style two-story units and flats. In both cases, the floor plans are open and modern and are designed to meet the expectations of today's market. Buildings containing dwellings are designed as two stories in height and modern in design character. These buildings are clad in high quality building materials, including brick veneer in running bond, with brick and fiber cement board and batten accents. The two community buildings would be one-story in height, are similarly modern in design, and clad in brick veneer with brick and fiber cement board details.

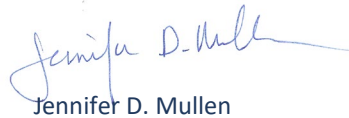
Though not required by the CUP, a detailed landscape plan is included in the application. The proposed plan would provide for a well landscaped, park-like site with diverse plantings. Foundation plantings are substantial and extend around buildings providing visual interest on both the street frontage and along interior court yards. BMP areas are heavily landscaped with a variety of plant materials so as to make them attractive site features. Court yard areas would be improved with sod to allow for ample open green areas for recreation. Rights-of-way and parking areas would be improved with street trees and landscaped islands to soften the visual impact of parking areas. Walkways are proposed throughout the site in order to create pedestrian connectivity and a walkable community.

This proposal represents a positive redevelopment opportunity for this vacant site. The proposed layout and character of the proposed improvements are consistent with the CUP adopted by City Council. In addition, the proposal provides a far greater level of quality than is required by the minimal development standards contained within the CUP or the underlying zoning. This high-

quality development would be achieved at a lower density than permitted by the CUP or the underlying zoning.

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,



Jennifer D. Mullen

Enclosures

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