



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: 1203 East Brookland Park Boulevard Date: 10/1/2021
 Tax Map #: N0000917006 Fee: \$2,400
 Total area of affected site in acres: 6.08

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

Zoning

Current Zoning: UB-2/PE-8

Existing Use: Vacant

Proposed Use

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

Multifamily with first floor commercial

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Kronenthal / Jennifer Mullen

Company: Roth Jackson

Mailing Address: 1518 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 441-8803 Fax: ()

Email: mkronthal@rothjackson.com / jmullen@rothjackson.com

Property Owner: Enterprise Community Development Inc.

If Business Entity, name and title of authorized signee: Shelynda Brown

(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: 8403 Colesville Road, Suite 1150

City: Silver Spring State: MD Zip Code: 20910

Telephone: (202) 885-9552 Fax: ()

Email: abiller@ecdcommunities.org

Property Owner Signature: *Shelynda Brown*

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)

October 6, 2021

By Email:

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
Matthew.Ebinger@Richmondgov.com

Mark J. Kronenthal
Richmond Office
(804) 441-8603 (direct)
mkronenthal@rothjackson.com

Re: **Special Use Permit: 1203 E. Brookland Park Boulevard**

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the request for Special Use Permit (the "SUP") in order to allow multi-family dwelling use as shown on the attached plans, for the property at 1203 East Brookland Park Boulevard (the "Property"). The Property is located on the south side of East Brookland Park Boulevard and is identified as Parcel No. N0000917006 in the City Assessor's records.

The Property is designated as Residential for future land use in the Richmond 300 and is within the Six Points Neighborhood Node. The Property is currently zoned Urban Business (UB-2) and is within the Parking Exempt Overlay District PE-8. The surrounding parcels are generally zoned Urban Business and are located within the Parking Exempt Overlay District PE-8. The parcel adjacent to the east is also zoned UB-2/PE-8 and is the subject of a SUP pursuant to Ordinance 2015-202-197. The parcel to the east is owned and managed by an affiliate of the Applicant and used for affordable senior housing, a portion of which is replacement housing for Faye Towers. A number of the properties across East Brookland Park Boulevard to the north are zoned UB-2/PE-8 and to be developed by an affiliate of the Applicant as multi-family residential under a SUP pursuant to Ordinance 2018-041. The parcels to the west and south of the Property across Woodcliff Avenue are zoned R-5 with single family residential dwellings. The central Six Points business area to the east is zoned UB/PE-8.

The Property is approximately 0.61 acres and is currently vacant with no existing improvement on the land, although it formerly contained dwelling units. The Applicant proposes to construct a four (4) story multifamily residential building with up to 43 units, up to 3,000 square feet of commercial space, and up to 2,600 square feet of community and resident amenity space on the ground floor. The SUP would permit a fourth story and a reduction of commercial square footage on the ground floor.

The proposed development is compatible with the goals of the Richmond 300 for the Six Points area to create additional density and foster a pedestrian-oriented nexus within the

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Highland Park and Northside neighborhoods in the City. The building is designed to have active facades on both the commercial and community space entrances along Brookland Park Boulevard, as well as the primary residential entrance off Woodcliff Avenue. The residential units on the ground floor have direct access to the street and maintain the transparency along the ground floor. In addition, on-street parallel parking along East Brookland Park Boulevard will create activity directly on the street, especially with the commercial use that will be marketed and rented to businesses that fill community needs that are not currently present in the neighborhood. The off-street parking spaces will be landscaped to shade it from view from the street.

A key driver of the 2015 rezoning was the deterioration and vacancy in the Six Points area and to encourage future pedestrian-oriented mixed use development. The quality, affordable senior housing on the adjacent property to the east has been a catalyst in the area, but in order for more stable businesses to locate in the central Six Points area as an amenity to the greater area, more multi-family residential density must occur in the UB-2 areas, like the Applicant's proposed use being situated between central UB Six Points and the surrounding R-5 district. Importantly, the proposed development seeks to provide stable housing ideal for residents with approximately 80% of units being one or two-bedroom apartments that will create this mixed income community where at least 50% of the units will be rented to tenants at or below 50% of the Average Medium Income ("AMI")—income range between 40% and 80% of AMI. In order to address this issue and accommodate the needs of the site – not directly facing the core business area but also not directly adjacent to the R-5 single family areas – this requested SUP would provide available density to accommodate future residents who would walk to the businesses called for in the City's 2015 rezoning in the adjacent UB area to the east. The number of dwelling units and stories proposed by the Applicant accommodates this higher density of residents contemplated in the Richmond 300 and the 2015 rezoning to achieve a successful, vibrant, and diverse mixed-use Six Points area. Further, the Applicant would design the ground floor of the building to desirable ceiling and window configurations to attract particular types of ground floor commercial uses that are currently lacking from the neighborhood.

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed SUP is consistent with the recommendations of the Master Plan, as put in place by the 2015 Ordinance.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***



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The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods and is consistent with the goals of creating pedestrian, not vehicle, vitality in the Six Points area. The previous, now-dormant neighborhood center use, would generate more vehicle traffic activity.

- ***Create hazards from fire, panic or other dangers.***

The Property would be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to over crowd the land or create an undue concentration of land considering the City's stated goals in the 2015 Ordinance to support multi-family density in the area

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services. To the contrary, the SUP would help insure the viability of the Six Points area.

- ***Interfere with adequate light and air.***

The proposed SUP will not impact the light and air available to adjacent properties.

The SUP would enhance surrounding uses and the Six Points area. Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,



Mark J. Kronenthal



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