

INTRODUCED: July 24, 2023

AN ORDINANCE No. 2023-225

To authorize the special use of the property known as 1120 West Clay Street for the purpose of a commercial building containing permitted principal uses on corner lots on all floors of the building, upon certain terms and conditions.

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

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

PUBLIC HEARING: SEPT 11 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 1120 West Clay Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of a commercial building containing permitted principal uses on corner lots on all floors of the building, which use, among other things, is not currently allowed by section 30-419.3(b), concerning permitted principal uses on corner lots, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), 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

AYES:            8            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    SEP 11 2023    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

safety, health, morals and general welfare of the community involved, will not tend to create 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 (2020), 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 1120 West Clay Street and identified as Tax Parcel No. N000-0467/024 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Clay Street Station, 1120 W. Clay Street, Richmond, Virginia, Existing Conditions Topographical Survey,” prepared by vhb, and dated September 24, 2021, 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 a commercial building containing permitted principal uses on corner lots on all floors of the building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Clay Street Station, 1120 West Clay Street, Richmond,” prepared by vhb, and dated January 11, 2023, and “Special Use Permit Application,” prepared by ArchitectureFirm, and dated October 10, 2022, hereinafter referred to, collectively, 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 a commercial building containing permitted principal uses on corner lots on all floors of the building, substantially as shown on the Plans.

(b) No off-street parking shall be provided for the Special Use.

(c) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially 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) The Special Use shall be operated within the hours of 7:00 a.m. to 11:00 p.m., Monday through Sunday.

(g) The food hall shall operate under section 30-419.3(5) of the Code of the City of Richmond (2020), as amended.

§ 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 (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including new brick pavers, a bicycle rack, and three street trees, 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, (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 (2020), 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 (2020), 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 (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

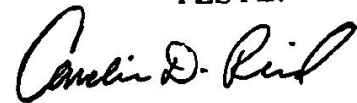
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 "Amelia D. Reil".

**City Clerk**



# City of Richmond

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

## Master

**File Number: Admin-2022-0738**

**File ID:** Admin-2022-0738

**Type:** Request for Ordinance or Resolution

**Status:** Approval Review

**Version:** 1

**Reference:**

**In Control:** Planning Commission

**Department:** Richmond Dept of Planning & Development. Review

**Cost:**

**File Created:** 02/07/2023

**Subject:**

**Final Action:**

**Title:** To authorize the special use of the property known as 1120 West Clay Street, for the purpose of a commercial building, upon certain terms and conditions.

**Internal Notes:**

**Code Sections:**

**Agenda Date:** 06/12/2023

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin.2022.0738 - Ordinance DRAFT,  
Admin.2022.0738 - Application & Applicant's Report,  
Admin.2022.0738 - Plans & Survey, Admin.2022.0738 - Map

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com

**Effective Date:**



### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/16/2023	Matthew Ebinger	Approve	5/18/2023
1	2	5/17/2023	Kevin Vonck	Approve	5/23/2023
1	3	5/17/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	4	5/17/2023	Sharon Ebert	Approve	5/24/2023
1	5	5/17/2023	Alecia Blackwell - FYI	Notified - FYI	
1	6	5/18/2023	Allison Beatty	Approve	5/19/2023
1	7	5/18/2023	Jeff Gray - FYI	Notified - FYI	
1	8	5/19/2023	Lincoln Saunders	Approve	5/22/2023
1	9	5/24/2023	Mayor Stoney (By Request)	Approve	5/23/2023
<b>Notes:</b> bypassed to correct account Levar Stoney - Kit Hagen					
1	10		Mayor Stoney		5/26/2023

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File Admin-2022-0738**

**Title**

To authorize the special use of the property known as 1120 West Clay Street, for the purpose of a commercial building, upon certain terms and conditions.

**Body**

**O & R Request**

**DATE:** March 8, 2023 **EDITION:** 1

**TO:** The Honorable Members of City Council

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

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

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

**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 1120 West Clay Street, for the  
purpose of a commercial building, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 1120 West Clay Street, for the  
purpose of a commercial building, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit to authorize a commercial building. The  
proposed uses do not meet all current requirements for principal uses on corner lots within the R-63  
Multifamily Urban Residential District. Specifically, the proposed use seeks to use commercial uses  
above the ground floor, seeks to exceed maximum square footage of commercial floor area, and seeks  
to exceed the commercial street frontage allowed along a single block. 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.

**BACKGROUND:** The property is located in the Carver neighborhood on West Clay Street between  
North Harrison and North Hancock Streets. The property is currently a 17,600 sq. ft. (.40 acre)  
parcel of land.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as "Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The current zoning for this property is R-63 Multifamily Urban Residential District. Adjacent properties to the South and West are located within the same R 63 Residential Zone. However, immediately adjacent to the North and West, the properties are largely R-8 Urban Residential District. The area is primarily single and multifamily residential, with some small, neighborhood commercial uses present in the vicinity. The immediate area also contains a significant volume of academic uses from Virginia Commonwealth University.

**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:** April 10, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** May 8, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** Planning Commission  
May 1, 2023

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

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

**..Recommended Action**

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike      Withdrawn      --- Continue to:



## 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: 1120 W Clay Street, Richmond, VA 23220

Date: 06/10/2022

Parcel I.D. #: N0000467024 Fee: \$2,400

Total area of affected site in acres: 0.404

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

### Zoning

Current Zoning: R-63 Residential (Multi-Family Urban)

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

### Proposed Use

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

Commercial Mixed-Use

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:** Michael Hallmark

Company: Future Cities

Mailing Address: 1 East Broad Street

City: Richmond

State: VA

Zip Code: 23219

Telephone: (310) 503-0110

Fax: ( )

Email: michael.hallmark@futurecities.us

**Property Owner:** Clay Street Station LLC

If Business Entity, name and title of authorized signee: Michael Hallmark, Partner

(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: 1 East Broad Street

City: Richmond

State: VA

Zip Code: 23219

Telephone: (310) 503-0110

Fax: ( )

Email: michael.hallmark@futurecities.us

**Property Owner Signature:** Michael Hallmark

Digitally signed by Michael Hallmark  
Date: 2022.06.11 11:20:41 -0400

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

## Carver Station

### Project Description

Located in Richmond's Carver Industrial Historic District, "Carver Station" is planned as a community hub, promoting innovative local food and micro-retail with cowork and "third-place" gathering spots.

Project features will include the restoration and adaptive reuse of the 1910 Virginia Railway and Power Company substation (5,000 s.f.), a food hall of 'original-to-richmond' food concepts and micro-retail center featuring local makers (10,000 s.f.), and a cowork center for small and emerging businesses (15,000 s.f.).

### Project History

In 2019, the Carver Area Civic Improvement League approached applicant **Future Cities** with the challenge of how best to preserve and re-purpose a decommissioned Dominion Energy substation located at the center of their community. The substation, built in 1910, was noteworthy as one of 13 structures that made up the Historic Carver Industrial District. It was also the only building of that group not adapted to a residential use.

Through conversations with local area businesses and residents, the project evolved from simply an adaptive reuse project to include elements that would be complementary in both program and design: a community gathering place, a food hall, micro retail and co-workspaces. These additional uses could be created from up-cycled maritime shipping containers.

The historic substation was built in 1910 by the **Virginia Railway and Power Company** as a power substation. It stored motor-generators and switching equipment that was used to power Richmond's internationally recognized electric streetcar program.

The building, later known simply as the West Substation, featured an exterior designed to be compatible with the other industrial district buildings of the area and characterized by seven-course American-bond brickwork, wide door and window openings with rock-faced granite lintels and smooth granite sills, which will all be respected and preserved in the improvements.

### Nature of Carver Station Businesses

There are four categories of operations within the Carver Station project, each with their own semi-independent business structure:

1. **The Restored Historic Substation** will be repositioned as a small plate restaurant bar/ / lounge during after-hours operations, from 5:00pm to closing, and during daytime hours as a co-workspace. An operator has not yet been selected, but it is assumed the number of employees, hours of operation, and other features will be typical to similar food venues in the general area.

2. **The Food Hall** will feature approximately ten food stalls made from 8' x 20' shipping containers to be independently staffed and operated. It is assumed that there will be 2-3 employees per stall, plus a staff of 6-10 general employees hired by the landlord who will be working in the common area to assist the independent operators. Hours of operation are yet to be determined but will be consistent with hours typical to food halls – approximately 7:00am to 9:00pm.
3. **Retail** will be similar to food hall stations in that they are created from shipping containers, offering specialty retail goods, preferably local maker products. Approximately 12 retail stations will be staffed with 1 or 2 persons per unit. Hours of operation will be approximately from 11:00am – 9:00pm, or as determined by tenants
4. **Office and Co-work Areas** will also be developed based on shipping container modules. Approximately 30 office pods will use some, or all, of a shipping container volume, with another 24 'dedicated desk' spaces as well as space for 'members' to sit and work, similar to other area co-work programs. Hours of operation will be based on normal business hours for similar uses but may offer 24-hour access.

## Compatibility to the Surrounding Area

The site and substation are part of the Carver Historic Industrial District, which predates most of the surrounding residential uses, and is consistent with the height, form and street engagement of the surrounding area.

## Appropriate use of the Site

The project is being developed with the encouragement of the **Carver Area Civic Improvement League** (CACIL) who invited the applicant to develop the project, and who fully support this use.

The proposed Special Use will not:

- a. ***Be detrimental to the safety, health, morals, and general welfare of the community.*** The proposed project will create greater safety by developing a currently vacant site, as well as promote greater diversity and community engagement to an area that is now dominated by rental residential and student housing. 'Carver Station' will offer a community 'living room' to an area that desires more commercial choices and fewer new residential projects to promote better community balance.
- b. ***Create congestion in streets, roads, alleys and public ways and places.*** The project will provide greater local choices for Carver residents, allowing them to walk to work, to food choices, and to other community gatherings. Increased pedestrian and bicycle traffic will occur but to a degree that will give the community a more desired energy and provide greater community safety by putting more people into healthier public settings.
- c. ***Create Hazards from fire, panic, or other dangers.*** The project will provide an historical site upgrade, and modern architectural intervention into what is now a public eyesore and often-graffitied nuisance site.
- d. ***Tend to cause overcrowding of land and an undue concentration of population;*** The project sits on less than ½ acre and is expected to attract a population consistent with its intended uses similar to other restaurant and office uses in the area. Today, this site is vacant and currently attracts only vandalism and graffiti.

- e. ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.*** The project will have no impact on the operation of the nearby Carver Elementary school. RPS Board member Mariah White has attended community presentations of the project and has expressed support. No parks or playgrounds are affected. The project is being designed to capture and process rainwater as the primary source of potable water and will also feature a bio-digester to process organic waste from food waste sources.
- f. ***Interfere with adequate light and air.*** The project will maintain the historic height of the existing structure and will create no new additional natural light interference on adjacent properties.



**General Notes**

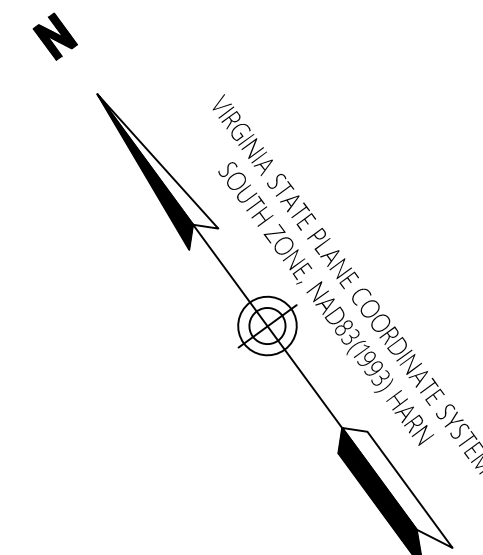
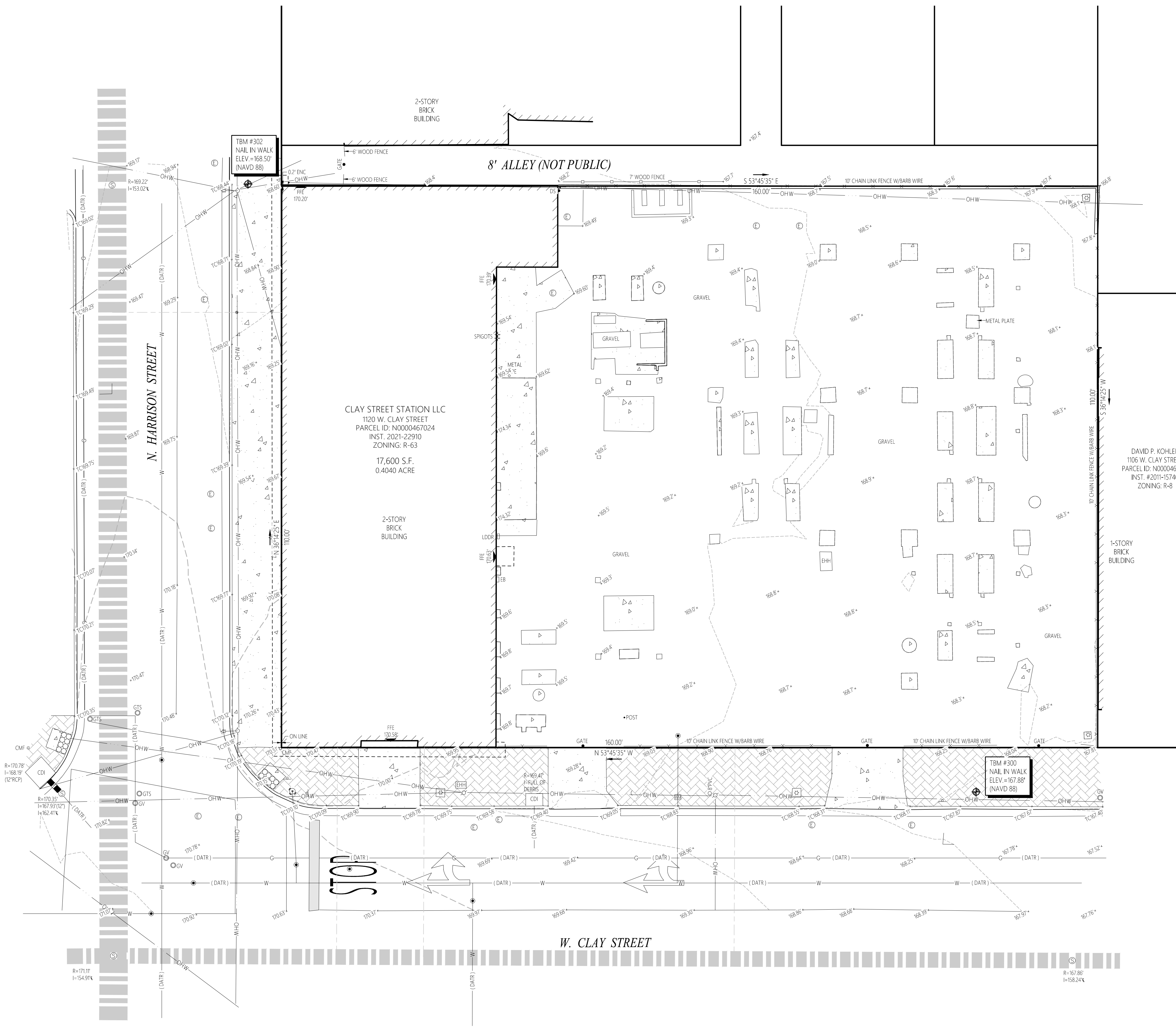
1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB IN SEPTEMBER 2021
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS, DESIGNATIONS MARKED BY OTHERS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
3. MERIDIAN SOURCE: VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83 (1993) HARN (U.S. SURVEY FEET) AND ARE BASED ON CITY OF RICHMOND GEODETIC CONTROL DISK AT STATIONS 30, 31, 38 AND 39.
4. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO CITY OF RICHMOND GEODETIC CONTROL DISK
5. THIS EXISTING CONDITIONS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DAVID W. ANDREA FROM AN ACTUAL GROUND OR AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 16-17, 2021; AND THAT THIS PLAN, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF RICHMOND, VIRGINIA HAVING COMMUNITY PANEL NUMBER 510129 0037D, DATED APRIL 2, 2009

**Abbreviations**

CDI	CURB DROP INLET
DATR	DEPICTED ACCORDING TO RECORD
DS	DOWNSPOUT
EB	ELECTRIC BOX
EHH	ELECTRIC HANDHOLE
ENC	ENCROACHMENT
FFE	FINISH FLOOR ELEVATION
GTS	GAS TEST STATION
GV	GAS VALVE
INST	INSTRUMENT
LDDR	LADDER
OHW	OVERHEAD WIRE
TBM	TEMPORARY BENCHMARK

**Legend**

<ul style="list-style-type: none"> <li>○ DHF DRILL HOLE FOUND</li> <li>○ IPF IRON PIPE FOUND</li> <li>○ IRF IRON ROD FOUND</li> <li>○ NLF NAIL FOUND</li> <li>■ CMF CONCRETE MONUMENT FOUND</li> <li>● PROPERTY ANGLE POINT</li> <li>⊙ STORM SEWER MANHOLE</li> <li>⊙ CDI CURB DRAIN INLET (CDI)</li> <li>▬ FLARED END SECTION</li> <li>⊙ SANITARY SEWER MANHOLE</li> <li>⊙ SEWER CLEANOUT</li> <li>⊙ ELECTRIC MANHOLE</li> <li>⊙ TELEPHONE MANHOLE</li> <li>⊙ WATER MANHOLE</li> <li>○ MANHOLE</li> <li>○ WATER VALVE</li> <li>⊙ FIRE HYDRANT</li> <li>⊙ WATER METER</li> <li>↔ SIAMENSE CONNECTION</li> <li>● PIV POST INDICATOR VALVE (PIV)</li> <li>○ GAS VALVE</li> <li>○ GAS METER</li> <li>⊙ ELECTRIC BOX</li> <li>⊙ ELECTRIC METER</li> <li>⊙ HH - HANDHOLE</li> <li>⊙ TELEPHONE PEDESTAL</li> <li>⊙ CATV CABLE TV BOX</li> <li>⊙ TRAFFIC SIGNAL</li> <li>⊙ SIGNAL BOX</li> <li>⊙ TRANSFORMER PAD</li> <li>⊙ LIGHT POLE ON CONC BASE</li> <li>⊙ UTILITY POLE</li> <li>⊙ UTILITY POLE W/LIGHT</li> <li>⊙ GUY WIRE</li> <li>⊙ PEDESTRIAN PEDESTAL</li> </ul>	<ul style="list-style-type: none"> <li>● BOLLARD</li> <li>● STADIUM LIGHT</li> <li>— STREET SIGN</li> <li>● TEMPORARY BENCHMARK</li> <li>● TEST PIT LOCATION</li> <li>⊙ WELL</li> <li>— EDGE OF PAVEMENT</li> <li>— CONCRETE CURB</li> <li>— CONCRETE CURB &amp; GUTTER</li> <li>— GUARD RAIL</li> <li>— CHAIN LINK FENCE</li> <li>— STORM SEWER LINE</li> <li>— SANITARY SEWER LINE</li> <li>— OVERHEAD WIRE</li> <li>— UNDERGROUND ELECTRIC</li> <li>— TELEPHONE LINE</li> <li>— CABLE TV</li> <li>— GAS LINE</li> <li>— WATER LINE</li> <li>— STONE WALL</li> <li>— HEDGEROW</li> <li>— 50-FT RMA LINE</li> <li>— 100-FT RPA LINE</li> <li>— 100-FT BUFFER ZONE</li> <li>— MLW - LIMIT MEAN LOW WATER</li> <li>— LIMIT OF BANK</li> <li>— VEGETATED WETLAND BOUNDARY</li> <li>— MINOR CONTOUR</li> <li>— MAJOR CONTOUR</li> <li>— CONC. PAVEMENT</li> <li>— RIP RAP</li> <li>— HANDICAP WARNING STRIP</li> <li>— BUILDING</li> </ul>
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**Clay Street Station**  
1120 W. Clay Street  
Richmond, Virginia

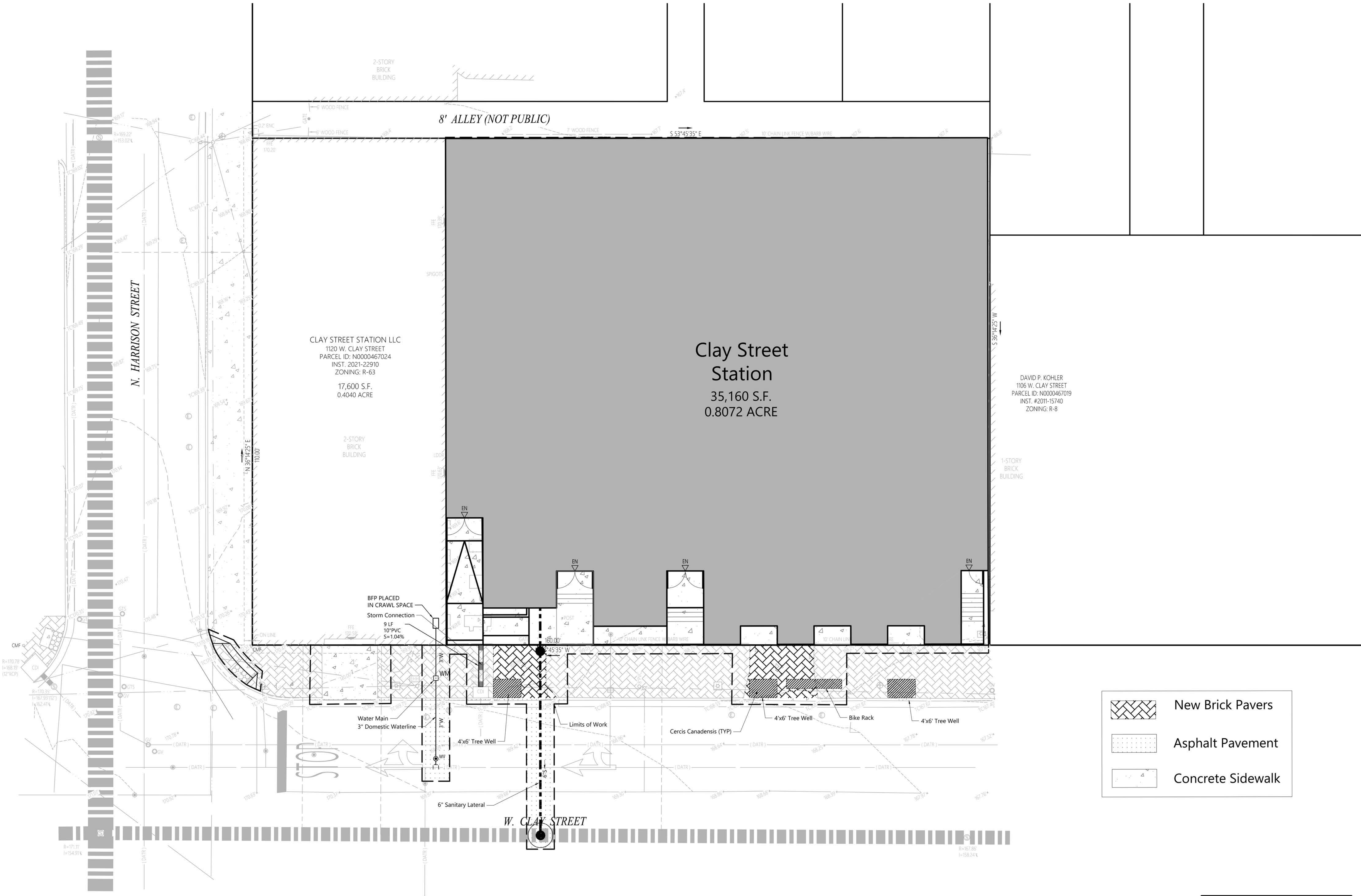
Designed by	DWP	Checked by	DWA
Issued for	Capital City Partners, LLC	Date	September 24, 2021

**Existing Conditions Topographic Survey**

**Sv-1**

Sheet 1 of 1

Project Number: 34754.00



# Clay Street Station

1120 West Clay Street  
Richmond

Source:  
Prepared for: Special Use Permit  
Date: 01.11.23

Site Plan

A100

Clay Street Station  
 Enter address here

**LEGEND**

- Food & Beverage:**
- F&B Food / Beverage Counter
  - R&B Restaurant & Bar
  - CY Community Yard

- Retail:**
- R Retail Store
  - L Lounge

- Office:**
- O Office Space
  - M Meeting
  - L Lounge
  - K Kitchenette

- Back of House:**
- W Restroom
  - S Storage / Kitchen Support / Mechanical

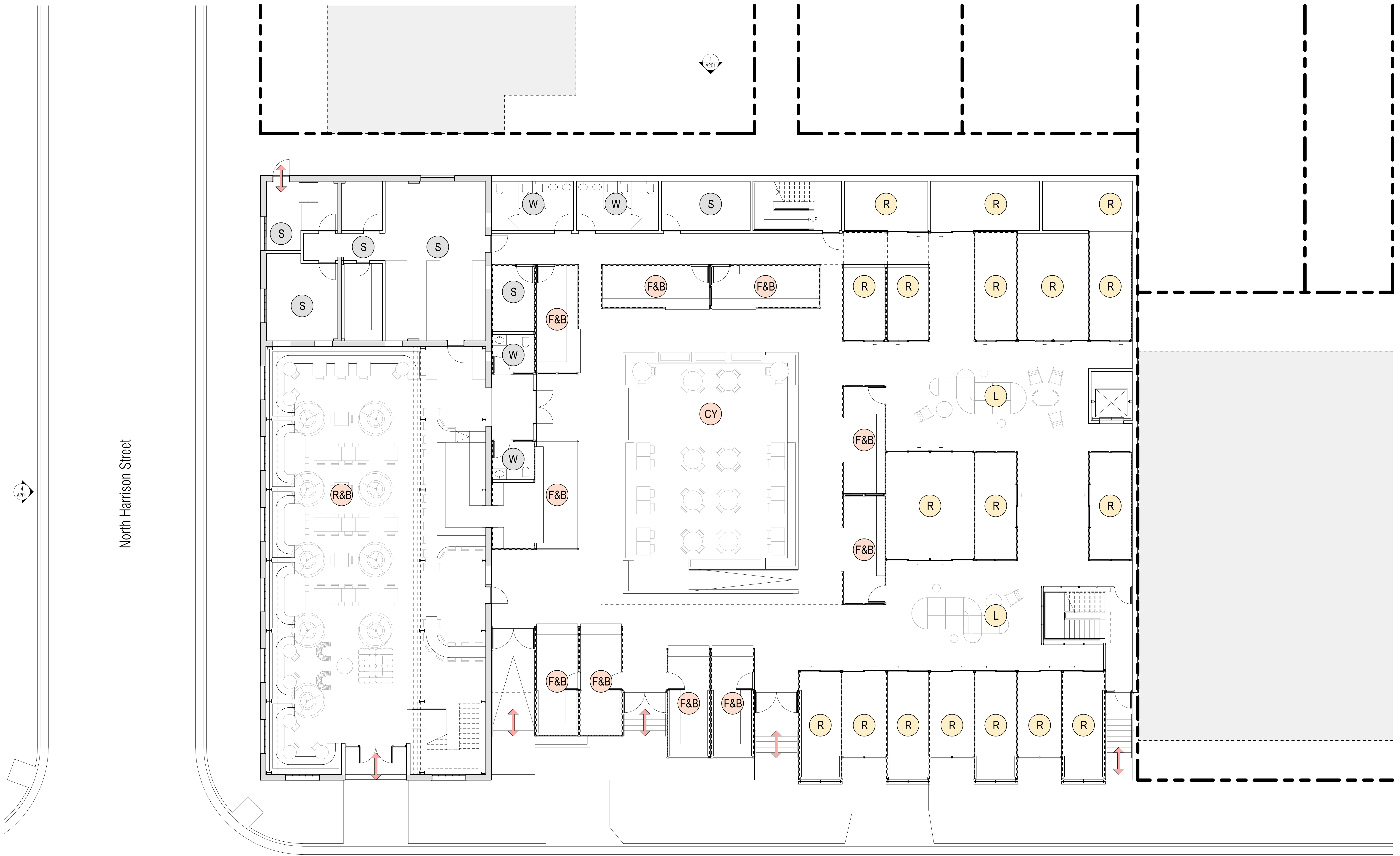
↕ Building Access / Egress

**Building Area:**

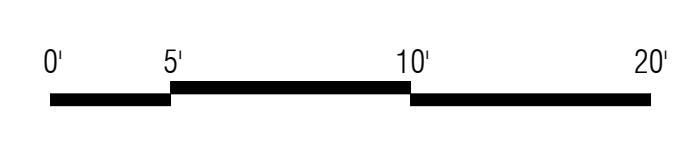
- Level 1:**  
 Existing - 4,570 sf  
 Proposed - 12,130 sf
- Level 2:**  
 Existing - 2,330 sf  
 Proposed - 9,830 sf
- Level 3:**  
 Existing - 0 sf  
 Proposed - 6,300 sf

**Total:**  
 35,160 sf

Special Use Permit Application  
 10 October 2022



**Floor Plan - Level 1**



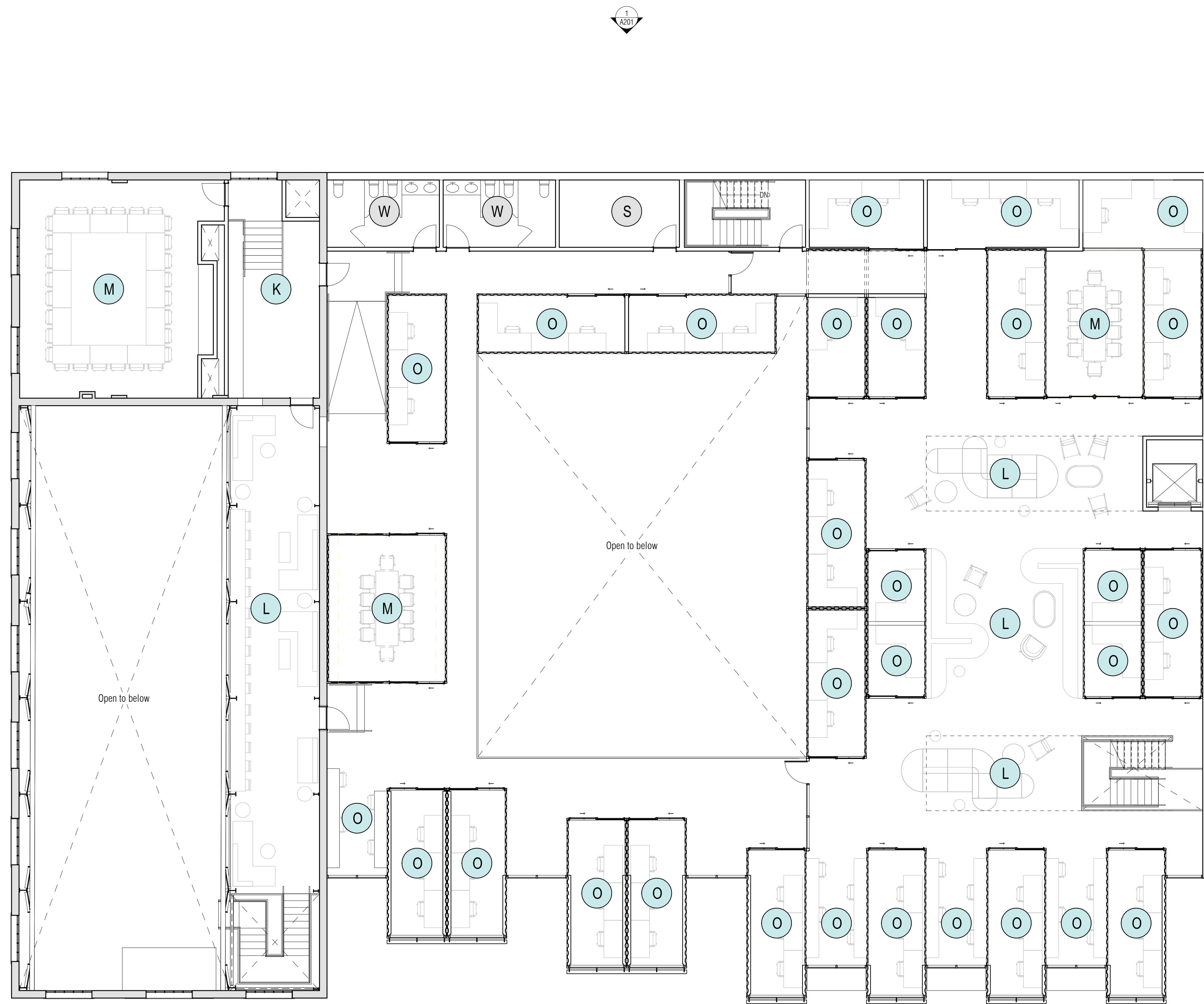
1/8" = 1'-0"

**A101**

Clay Street Station  
 Enter address here

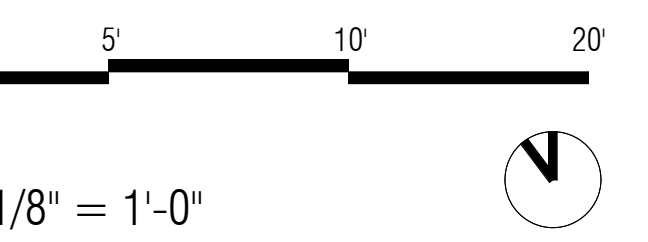
Notes

- Food & Beverage:**
- F&B Food / Beverage Counter
  - R&B Restaurant & Bar
  - CY Community Yard
- Retail:**
- R Retail Store
  - L Lounge
- Office:**
- O Office Space
  - M Meeting
  - L Lounge
  - K Kitchenette
- Back of House:**
- W Restroom
  - S Storage / Kitchen Support / Mechanical
- ↕ Building Access / Egress



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Floor Plan - Level 2



**A102**

Clay Street Station  
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Author

Food & Beverage:

- (F&B) Food / Beverage Counter
- (R&B) Restaurant & Bar
- (CY) Community Yard

Retail:

- (R) Retail Store
- (L) Lounge

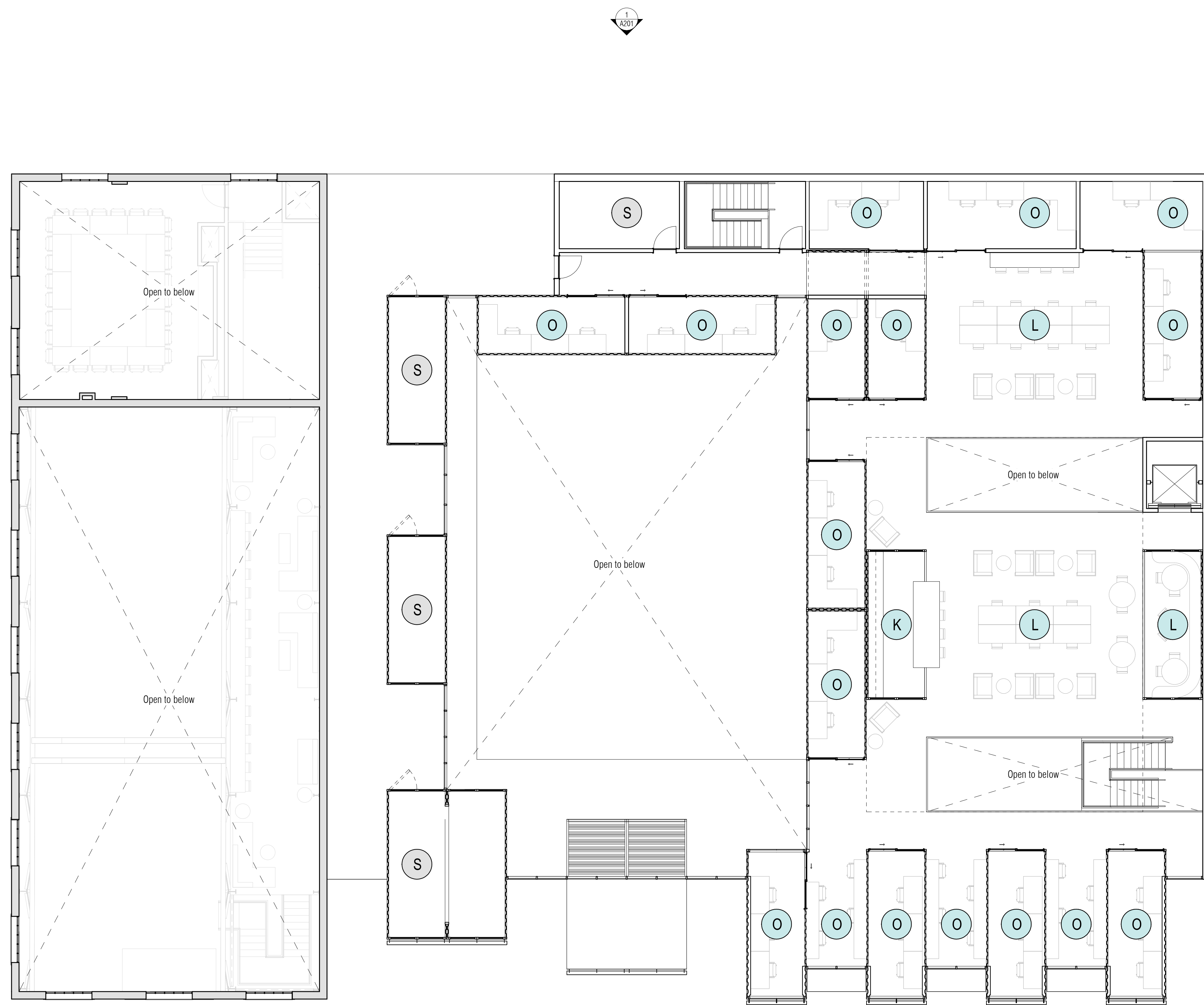
Office:

- (O) Office Space
- (M) Meeting
- (L) Lounge
- (K) Kitchenette

Back of House:

- (W) Restroom
- (S) Storage / Kitchen Support / Mechanical

↑↓ Building Access / Egress



Special Use Permit Application  
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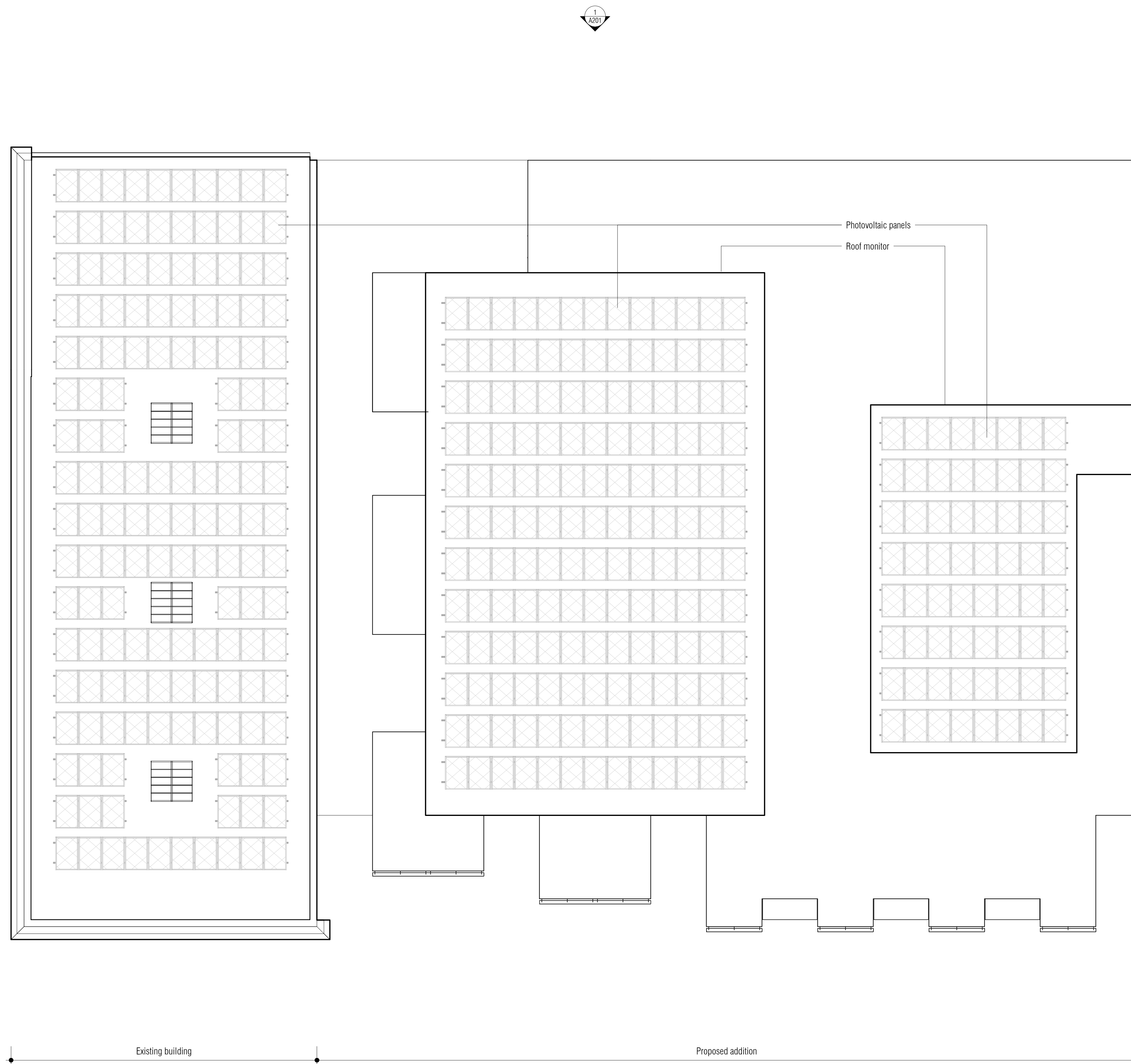
Floor Plan - Level 3



1/8" = 1'-0"

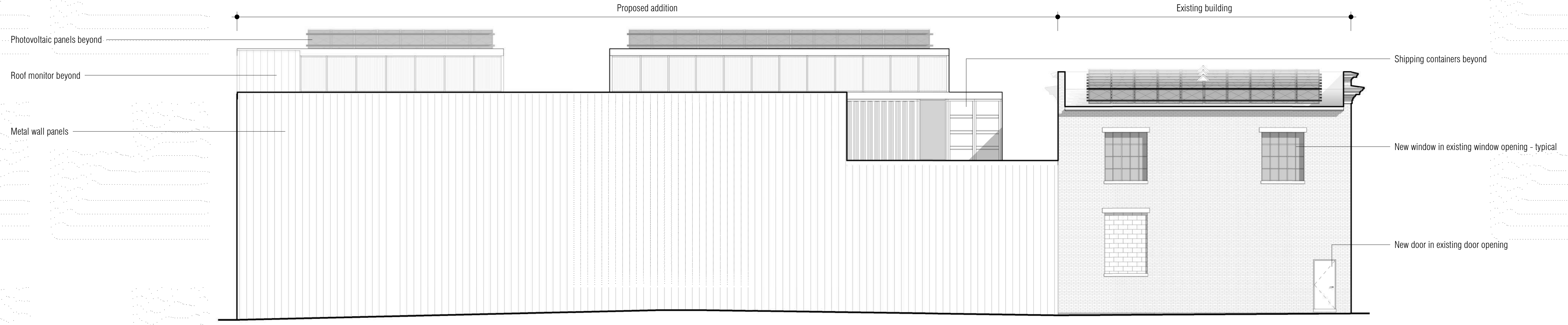


A103



1 Building Elevation - North

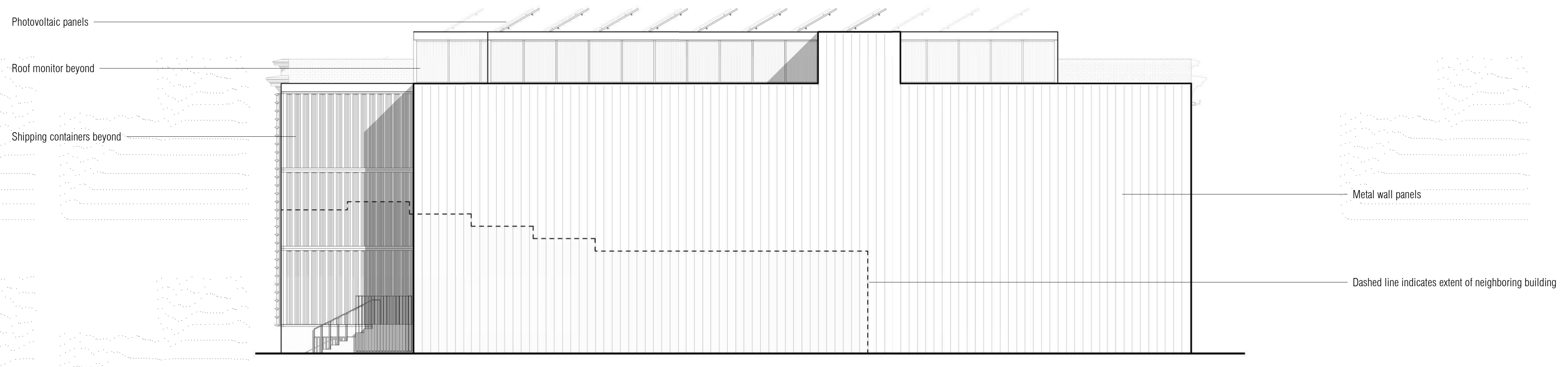
- T.O. Monitor - Proposed 35' - 0"
- Level 3 - Roof 28' - 9"
- Level 3 - Proposed 19' - 6"
- Level 2.6 - Proposed 15' - 6"
- Level 2.2 - Proposed 11' - 3"
- Level 2 - Proposed 10' - 0"
- Level 1 - Proposed 6'
- Level 0.5 - Proposed -1' - 0"



Clay Street Station  
 Enter address here

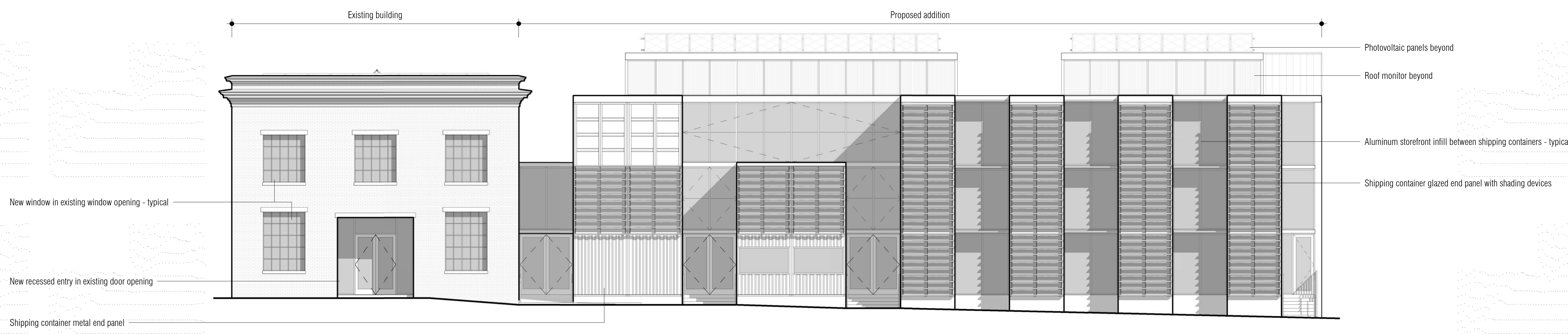
2 Building Elevation - East

- T.O. Monitor - Proposed 35' - 0"
- Level 3 - Roof 28' - 9"
- Level 3 - Proposed 19' - 6"
- Level 2.6 - Proposed 15' - 6"
- Level 2.2 - Proposed 11' - 3"
- Level 2 - Proposed 10' - 0"
- Level 1 - Proposed 6'
- Level 0.5 - Proposed -1' - 0"



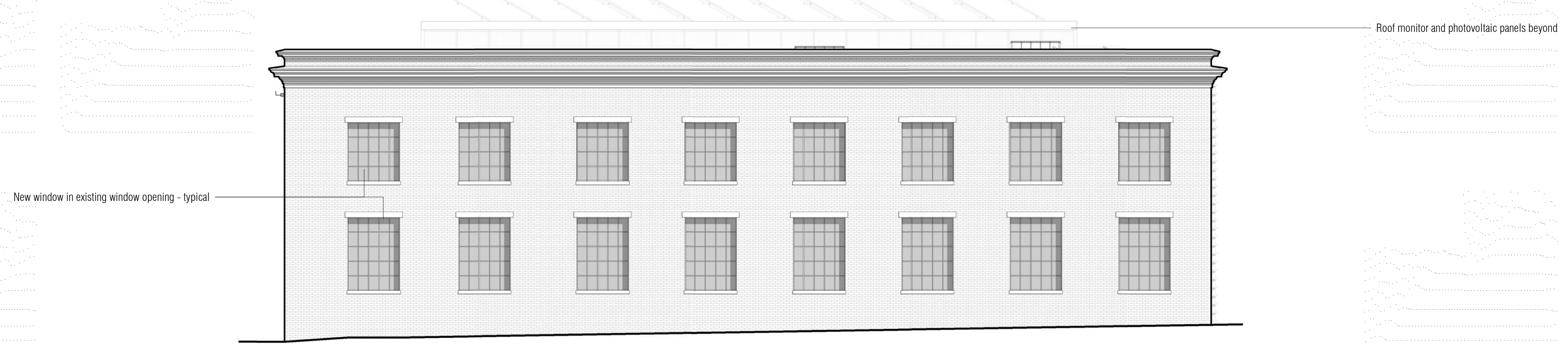
3 Building Elevation - South

- T.O. Monitor - Proposed 35' - 0"
- Level 3 - Roof 28' - 9"
- Level 3 - Proposed 19' - 6"
- Level 2.6 - Proposed 15' - 6"
- Level 2.2 - Proposed 11' - 3"
- Level 2 - Proposed 10' - 0"
- Level 1 - Proposed 6'
- Level 0.5 - Proposed -1' - 0"



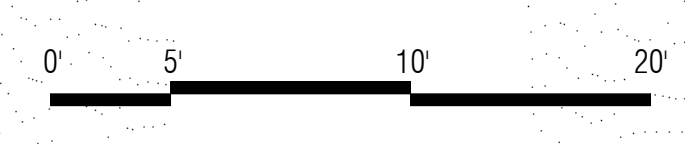
4 Building Elevation - West

- T.O. Monitor - Proposed 35' - 0"
- Level 3 - Roof 28' - 9"
- Level 3 - Proposed 19' - 6"
- Level 2.6 - Proposed 15' - 6"
- Level 2.2 - Proposed 11' - 3"
- Level 2 - Proposed 10' - 0"
- Level 1 - Proposed 6'
- Level 0.5 - Proposed -1' - 0"



Special Use Permit Application  
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Building Elevations



1/8" = 1'-0"



Exterior Perspective - South Facade



Interior Perspective - Office Space



Interior Perspective - Community Yard



Interior Perspective - Restaurant and Bar

Clay Street Station  
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Special Use Permit Application  
10 October 2022

Perspectives