

INTRODUCED: April 25, 2022

A RESOLUTION No. 2022-R028

To support an economically mixed project to be located on the property known as 711 Dawn Street pursuant to Va. Code § 36-55.30:2.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 23 2022 AT 6 P.M.

WHEREAS, pursuant to section 36-55.30:2 of the Virginia Housing Development Authority Act (the “Act”), as set forth in sections 36-55.24 through 36-55.52 of the Code of Virginia (1950), as amended, the Virginia Housing Development Authority may finance an economically mixed project that is not located within a revitalization area if the governing bodies of localities determine by resolution that (i) either (a) that the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units therein are occupied or held available for occupancy by persons and families who are not of low and moderate income or (b) that the surrounding area of such project is, or is expected in the future to be, inhabited predominantly by lower income persons and families and will benefit from an economic mix of residents in such project and (ii) private

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 23 2022 REJECTED: _____ STRICKEN: _____

enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council has determined that, with respect to the economically mixed project to be located on property known as 711 Dawn Street, identified as Tax Parcel No. N000-0442/005 in the 2022 records of the City Assessor and as shown on the survey entitled “Dawn Street Apartments, 711 Dawn Street, Richmond, Virginia, Existing Conditions, Topographic Survey,” prepared by VHB, and dated November 17, 2020, a copy of which is attached to this resolution, (i) the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units therein are occupied or held available for occupancy by persons and families who are not of low and moderate income and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council support the economically mixed project to be located on the aforementioned property pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby supports the economically mixed project to be located on the property known as 711 Dawn Street, identified as Tax Parcel No. N000-0442/005 in the 2022 records of the City Assessor and as shown on the survey entitled “Dawn Street Apartments, 711 Dawn Street, Richmond, Virginia, Existing Conditions, Topographic Survey,” prepared by VHB, and dated November 17, 2020, a copy of which is attached to this resolution, pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended.

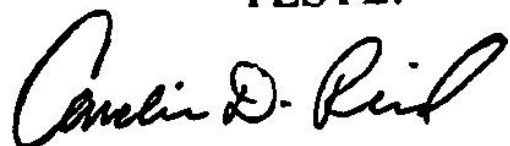
BE IT FURTHER RESOLVED:

That the Council hereby determines that, with respect to the aforementioned economically mixed project, the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units therein are occupied or held available for occupancy by persons and families who are not of low and moderate income.

BE IT FURTHER RESOLVED:

That the Council hereby determines that, with respect to the aforementioned economically mixed project, private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

**A TRUE COPY:
TESTE:**



City Clerk



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

O&R REQUEST

DATE: March 15, 2022 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

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

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

FROM: Sherrill Hampton, Director, Department of Housing and Community Development

RE: A resolution in support of the development of a 41-unit multifamily economically mixed project on a .55 acre site at 711 Dawn Street pursuant to §36-55.30:2.B of the Code of Virginia of 1950, as amended, to assist in securing financing from Virginia Housing (formerly VHDA).

ORD. OR RES. No. _____

PURPOSE: To request a resolution from the City Council in support of an economically mixed project on a .55 acre site at 711 Dawn Street pursuant to §36-55.30:2.B of the Code of Virginia of 1950, as amended, to assist the developer in securing financing from Virginia Housing to finance a 41-unit multifamily project.

REASON: Max Holdings is providing affordable housing units in a mixed-use, mixed-income development of 41 units and is seeking financing from Virginia Housing for the economically mixed housing project. For a project to be eligible under §36-55.30:2.B of the Code of Virginia, at least twenty percent (20%) of the units must be rented to individuals and/or families earning up to eighty percent (80%) of the Area Median Income (AMI). The proposed new development will dedicate twenty-two percent (22%) or nine (9) units to individuals and/or families earning at or below 80% AMI.

RECOMMENDATION: Approval is recommended, contingent upon the approval of the Plan of Development (POD).

BACKGROUND: City Council at its May 10, 2021 meeting approved a request from Max Holdings to rezone the site at 711 Dawn Street from M-1 Light Industrial District to a B-7 Mixed-Use Business District to facilitate the development of the 41-unit multifamily residential complex with a first-floor commercial space. Max Holdings intends to construct the new mixed-use building to be used as affordable, multifamily housing with commercial uses on the ground floor. The City's recently adopted

Equitable Affordable Housing Plan identified as one of its strategies for increasing the number of affordable housing units within the City the inclusion of affordable units in newly constructed market-rate multifamily developments. This resolution supports the application for financing that would designate twenty-two percent (22%) of the units to be occupied by persons or families earning no more than eighty percent (80%) of AMI.

The proposed development at 711 Dawn Street is subject to a Plan of Development which is an administrative review being performed by Senior Planner, Richard Saunders in the Department of Planning and Development Review (PDR). Comment Letter #1 was sent to the applicant on March 8, 2022. A copy of Comment Letter #1 is attached.

The project includes the demolition of two (2) existing buildings and the construction of a single four-story building with accessory off-street parking to the rear of the building. Saunders + Crouse Architects designed the architectural façade of the building to feature masonry, stone, metal panel, glass, and concrete over wood and metal framing.

In addition, the development will include electric vehicle (EV) charging stalls at each off-street parking space. Washers and dryers will be provided in each unit. Other features include the availability of high-speed internet, modern kitchens, premium flooring, and units with above-average square footage. A 2,000 square foot clubhouse will be provided on the 4th floor. There will be eleven (11) on-street parking spaces provided for the proposed first-floor retail use.

This development is within five minutes of an urban, abbreviated golf course and the Main Post Office. A trip to City Hall is only eight minutes by bike or a fifteen-minute walk. The local elementary school, Virginia Union, and Virginia Commonwealth Universities are within a 10-minute drive. The housing development is within proximity to numerous businesses along Chamberlayne Avenue. This is an area in transition, as other multifamily developments have recently been completed within a few blocks.

The estimated total project cost is \$10 million and will be financed through Virginia Housing. Long and Foster, a third-party property management company, will be used to provide professional property management and maintenance services. This will be a 30-year affordable development with nine (9) units set aside for renters earning up to eighty percent (80%) of the Area Median Income (AMI). The development will provide the following unit mix:

Unit Mix

Bedroom Type	# of Bathrooms	# of Units	Floor Plan Unit Option
1BR	1	27	
2BR	2	8	A
2BR	2	3	B
2BR	2	3	C
Total		41	

It has been determined that the planned development at 711 Dawn Street meets the following condition outlined in Section B of Virginia Code §36-55.30:2 in that it (i) either (a) has “the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units in the project are occupied or held available for occupancy by persons and families who are not of low and moderate income; or (b) that the surrounding area of such project is, or is expected in the future to be, inhabited predominately by lower income persons

and families and will benefit from an economic mix of residents in such project and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area”.

FISCAL IMPACT/COST: None

FISCAL IMPLICATIONS: No adverse fiscal implications are anticipated.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: There will be additional revenue to the City as it relates to property taxes.

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: April 11, 2022

CITY COUNCIL PUBLIC HEARING DATE: April 25, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

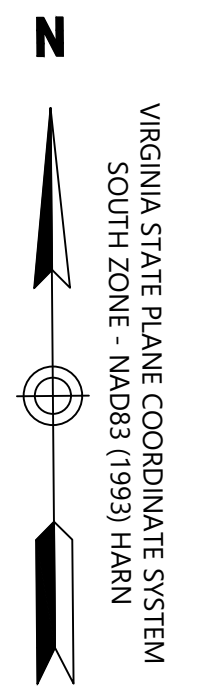
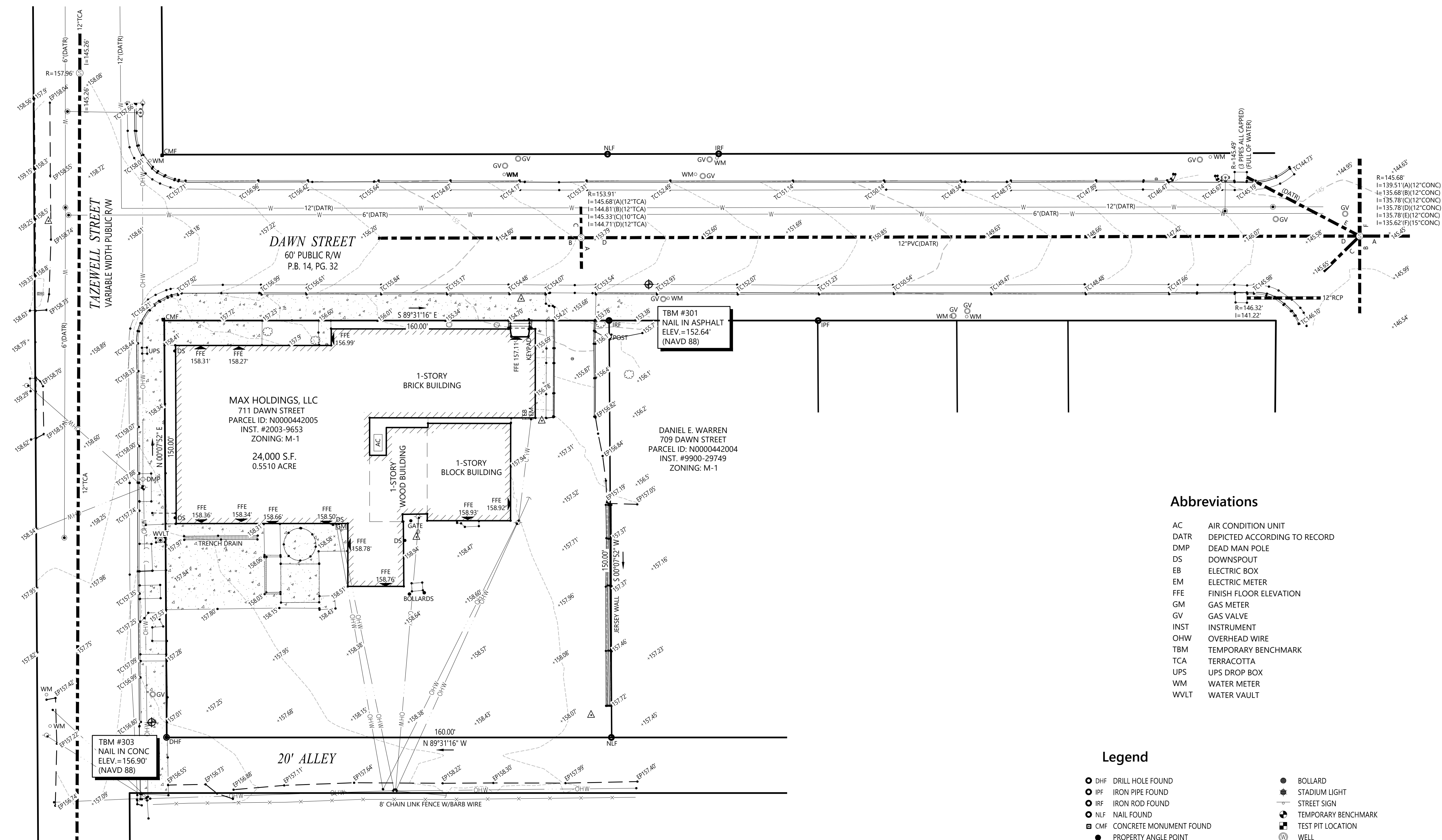
AFFECTED AGENCIES: Housing and Community Development and Planning and Development Review (PDR)

RELATIONSHIP TO EXISTING ORD. OR RES.: 2021-103

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Existing Conditions/Topographic Survey prepared by VHB and dated 11/17/2020; Project Development Plans and Information; Comment Letter #1 dated March 8, 2022, prepared by Senior Planner, Richard Saunders; Rezoning Ordinance #2021-103; Real Estate Assessor Property Record and the Code of Virginia §36-55.30:2.

STAFF: Michelle B. Peters, Deputy Director II – (804) 646-3975



Abbreviations

AC	AIR CONDITION UNIT
DATR	DEPICTED ACCORDING TO RECORD
DMP	DEAD MAN POLE
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FFE	FINISH FLOOR ELEVATION
GM	GAS METER
GV	GAS VALVE
INST	INSTRUMENT
OHW	OVERHEAD WIRE
TBM	TEMPORARY BENCHMARK
TCA	TERRACOTTA
UPS	UPS DROP BOX
WM	WATER METER
WWT	WATER VAULT

Legend

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

General Notes

- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB IN NOVEMBER 2020
- 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.
- 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.
- 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 AT STATION 39. ELEVATION 167.5 (GPS DERIVED)
- 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 NOVEMBER 10-11, 2020; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- 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

Dawn Street Apartments

711 Dawn Street
Richmond, Virginia

No.	Revision	Date	App'd.

Designed by: DWP Checked by: DWA
Issued for: Max Holdings, LLC Date: November 17, 2020

Drawing Title
**Existing Conditions
Topographic Survey**

Drawing Number

COMMONWEALTH OF VIRGINIA
11/17/20
DAVID W. ANDREA
Lic. No. 2215
LAND SURVEYOR

Sv-1

Sheet 1 of 1

Project Number
34668.00

An architectural rendering of a modern, multi-story apartment building. The building features a mix of light-colored stone or brickwork and white panels. It has multiple levels of balconies with glass railings and large windows. The ground floor is a covered parking area supported by white columns. Several cars are parked in the lot, including a white sedan, a dark sedan, a gold pickup truck, and another dark sedan. The sky is blue with some clouds.

DAWN STREET APARTMENTS

MAX HOLDINGS, LLC

THE TEAM



MAX HOLDINGS, LLC
DEVELOPER

711 Dawn Street
Richmond, Virginia 23222



CLANCY & THEYS
GENERAL CONTRACTOR

11830 Fishing Point Drive,
Suite 201
Newport News, VA 23606



SAUNDERS + CROUSE
ARCHITECTS

222 Central Park Ave,
Suite 1610
Virginia Beach, VA 23462



LONG & FOSTER
PROPERTY MANAGER



VANASSE HANGEN BRUSTLIN, INC
CIVIL ENGINEERS

Two Columbus Center,
4500 Main Street,
Suite 400
Virginia Beach, Virginia 23462

PROJECT DESCRIPTION

OVERVIEW

ADDRESS

- 711 Dawn Street
Richmond, VA 23222

NUMBER OF UNITS

- 40 Units

RETAIL SF

- 2,000 SF

NET RESIDENTIAL SF

- 50,000 SF

NUMBER OF PARKING SPACES

- 52

CONSTRUCTION

- 4 Story masonry, stone, metal panel, glass and concrete building over wood and metal framing.

BUILDING FEATURES AND AMENITIES

BUILDING FEATURES

- **ECO Friendly** and **Energy Efficient** with solar powered common areas.
- **Electric Chargers** at each off-street parking space.
- Controlled Access
- Pet Friendly

BUILDING AMENITIES

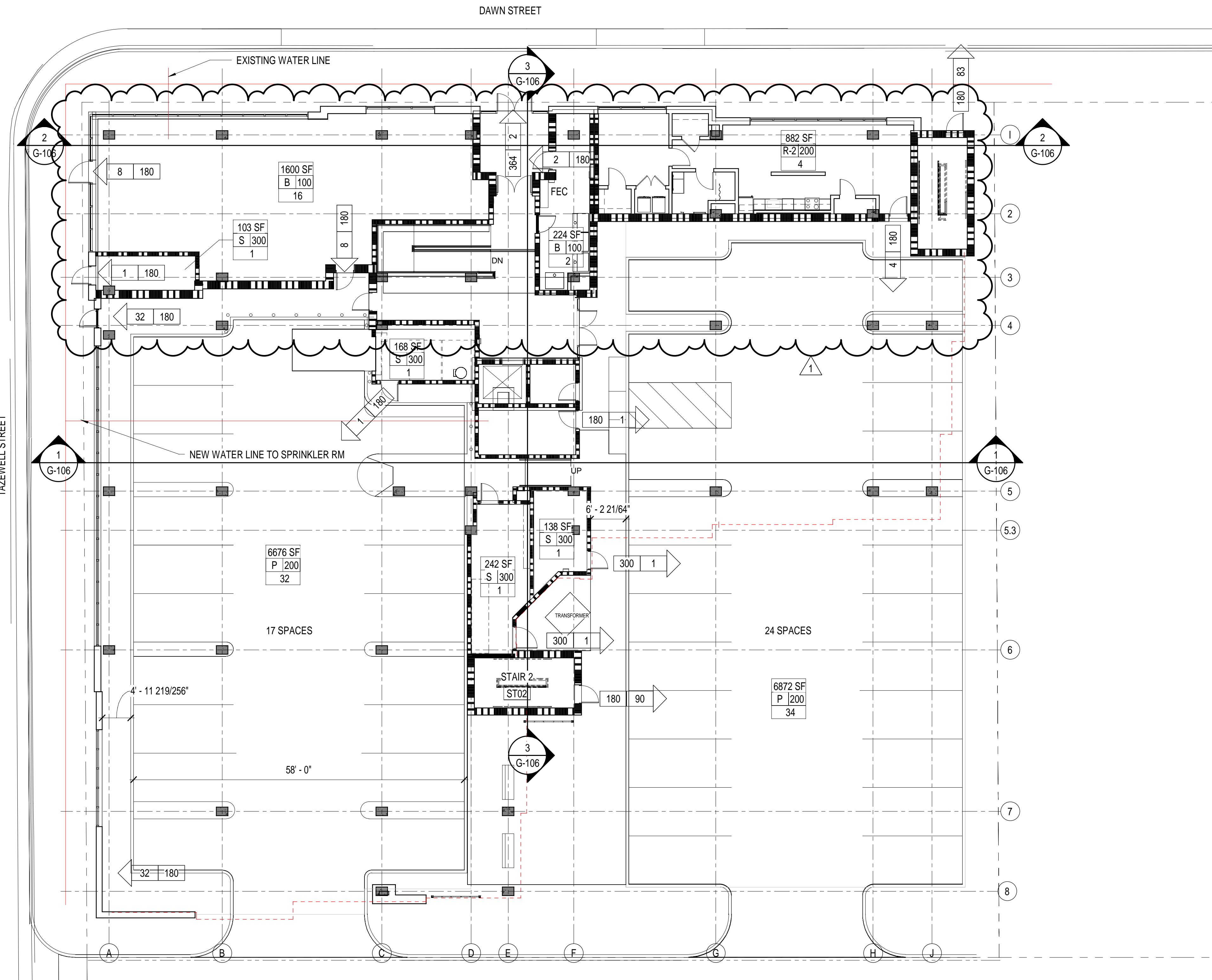
- 2,000 SF Clubhouse

UNIT AMENITIES

- Units with above average square footage
- Modern Kitchens
- Premium Flooring
- Washer/Dryers in unit
- High Speed Internet
- Loft unit availability



1/19/2022 2:02:55 PM C:\Users\apartamian\Documents\711 Dawn Street Apts_ apartamian@saunderscrousearchitects.com.rvt



4 ARCHITECTURAL EGRESS PLAN 1ST FLOOR
3/32" = 1'-0"

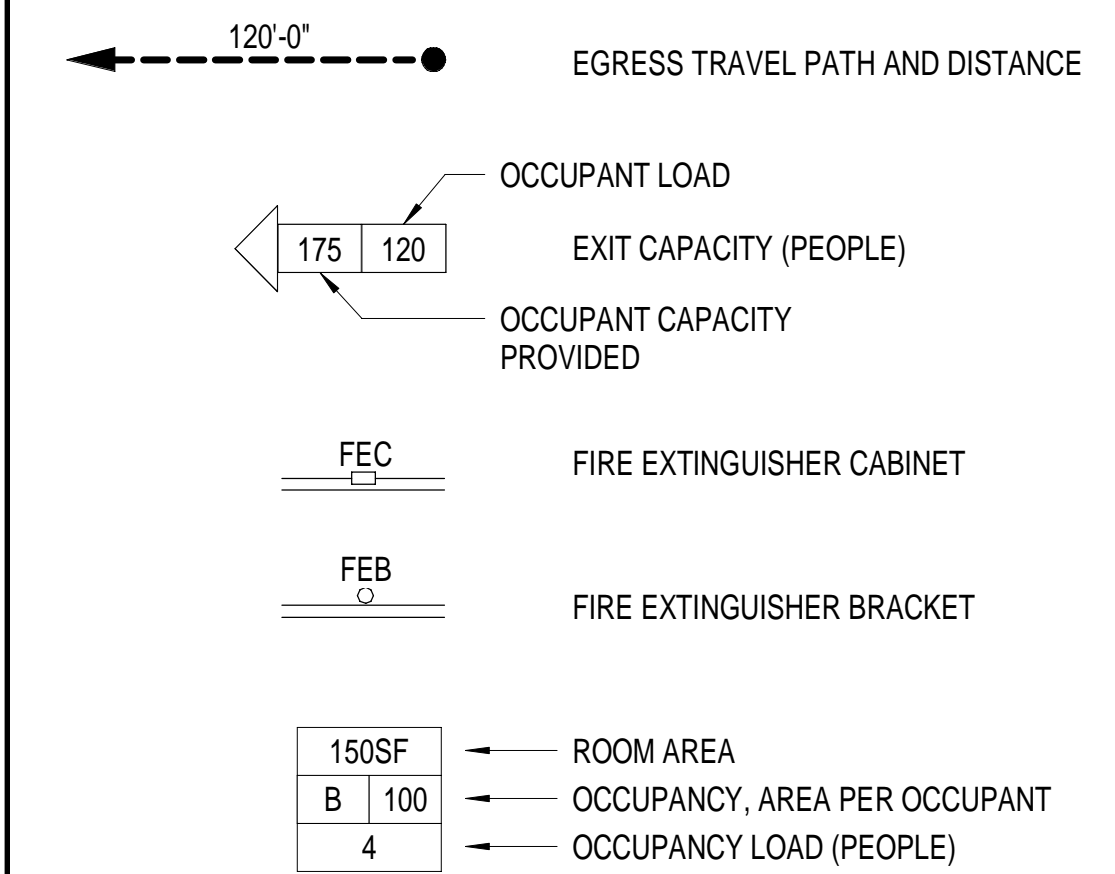
GENERAL NOTES

FIRST FLOOR: 3,413 SF - COMMERCIAL
2,162 SF - ACCESSORY TO R-2
SECOND FLOOR: 15,863 SF
THIRD FLOOR: 15,708 SF
FOURTH FLOOR: 15,708 SF

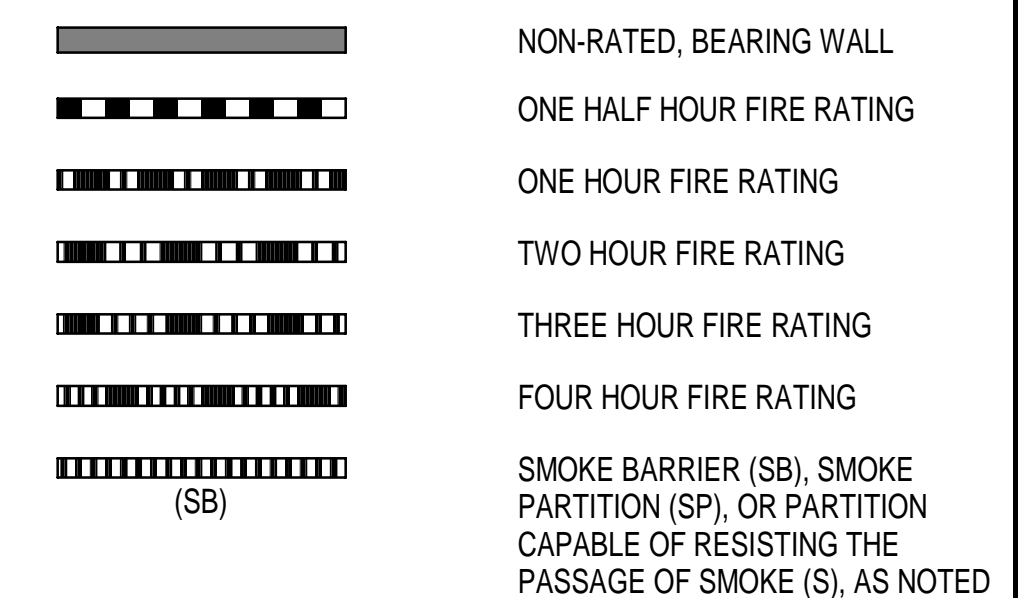
KEY NOTES

85% SET
1/19/2022

LIFE-SAFETY SYMBOLS



FIRE-RATED PARTITION LEGEND



GRAPHIC SCALE(S)



saunders
+ crouse
ARCHITECTS

222 Central Park Ave.
Suite 1610
Virginia Beach, VA 23462
M: 757.506.0440

711 DAWN
STREET

RICHMOND, VIRGINIA

Revisions:
1 Date 1 Revision 1

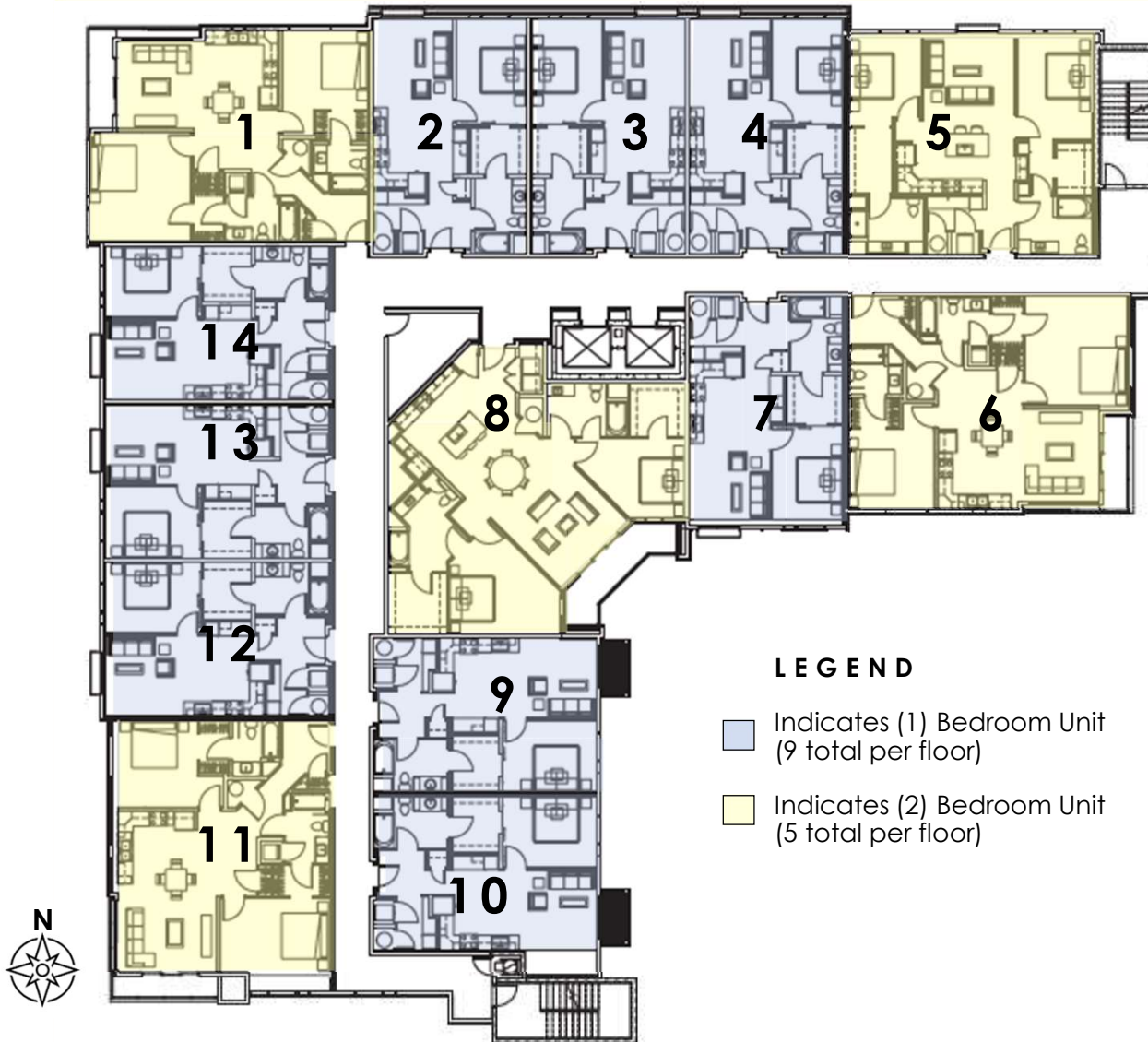
LIFE SAFETY /
EGRESS PLANS

Date:

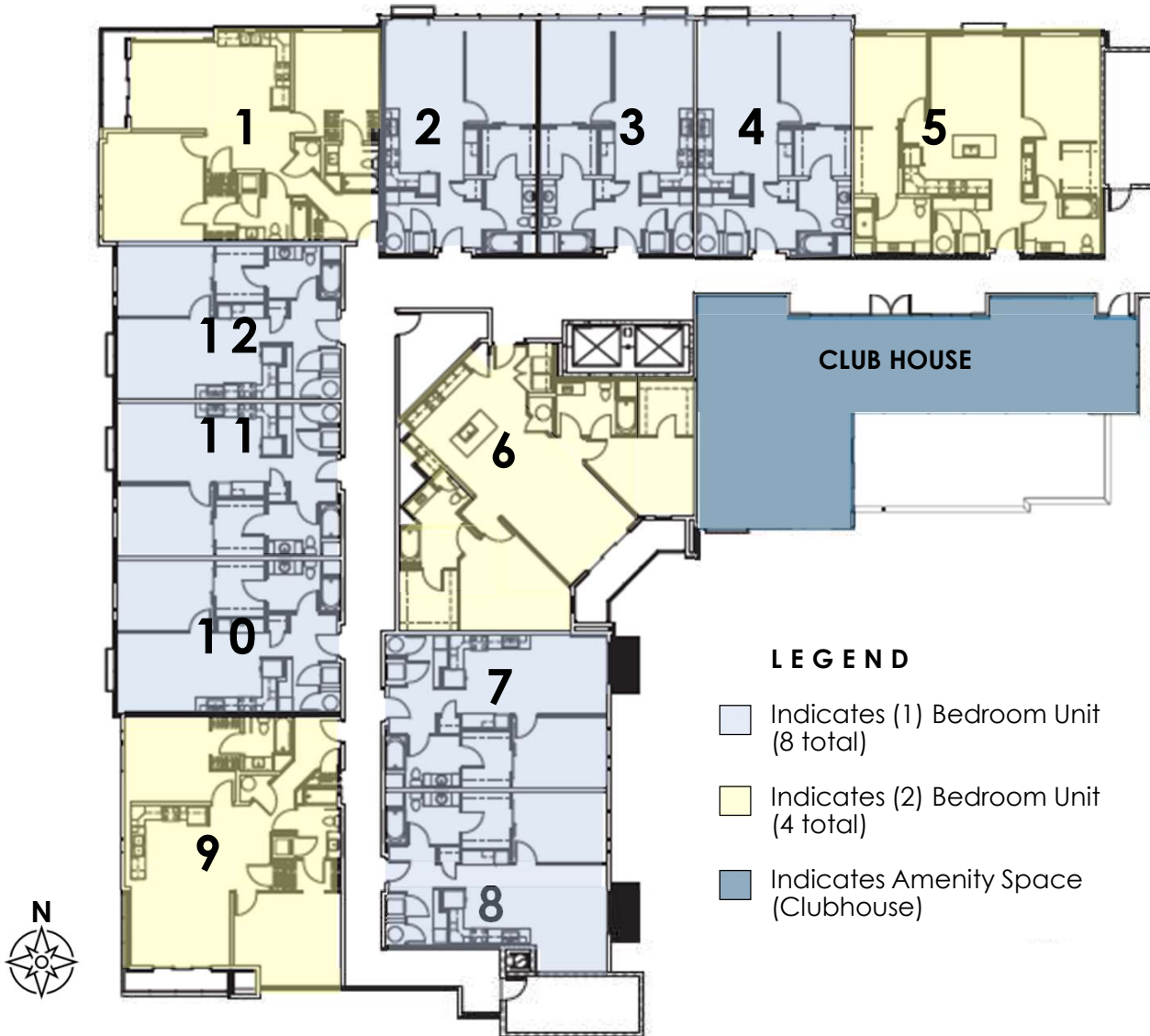
Project: 20035.000

G-004

2ND & 3RD FLOORS



4TH FLOOR PLAN

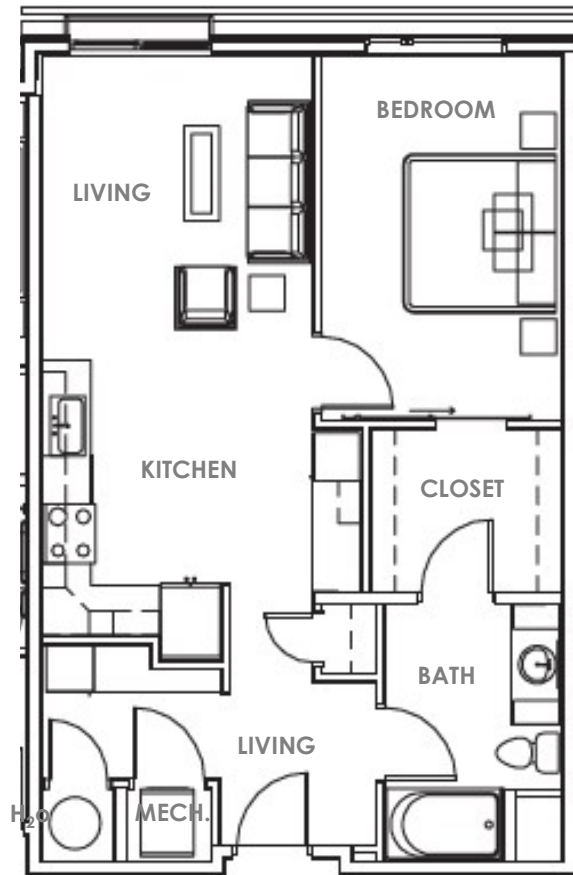


LEGEND

- Indicates (1) Bedroom Unit (8 total)
- Indicates (2) Bedroom Unit (4 total)
- Indicates Amenity Space (Clubhouse)

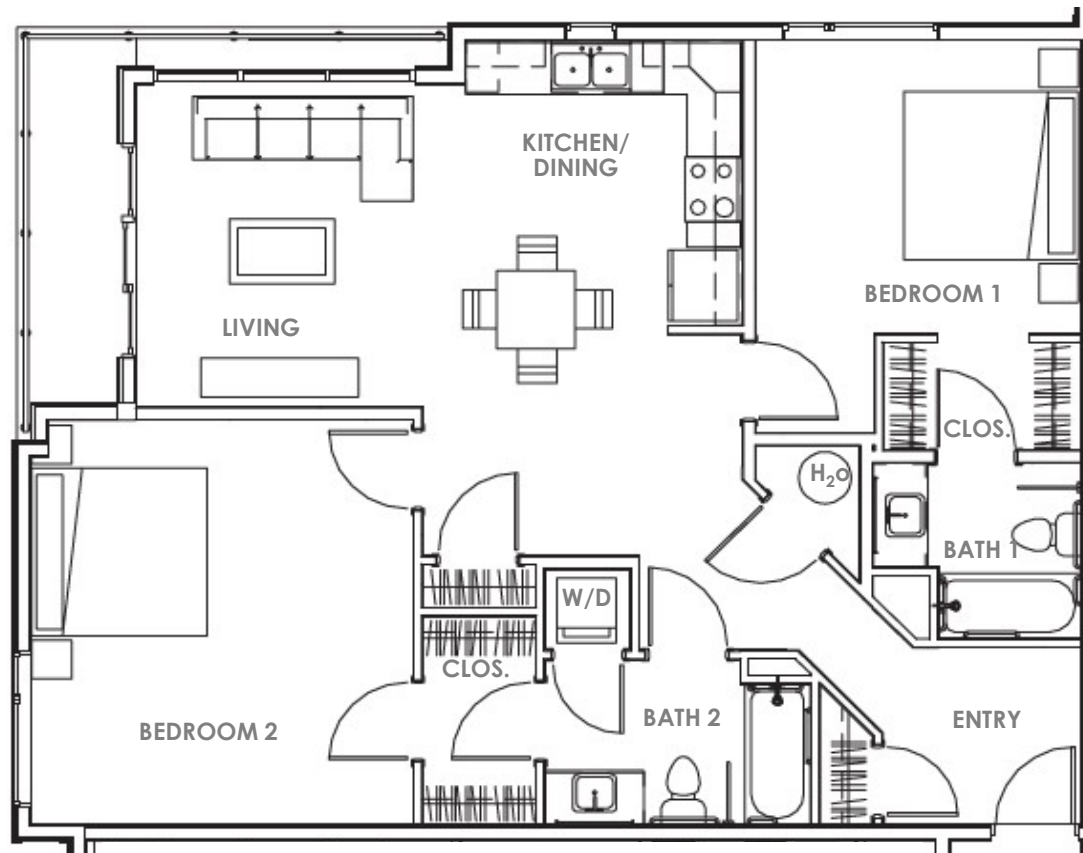
DAWN STREET APARTMENTS

ONE BEDROOM



DAWN STREET APARTMENTS

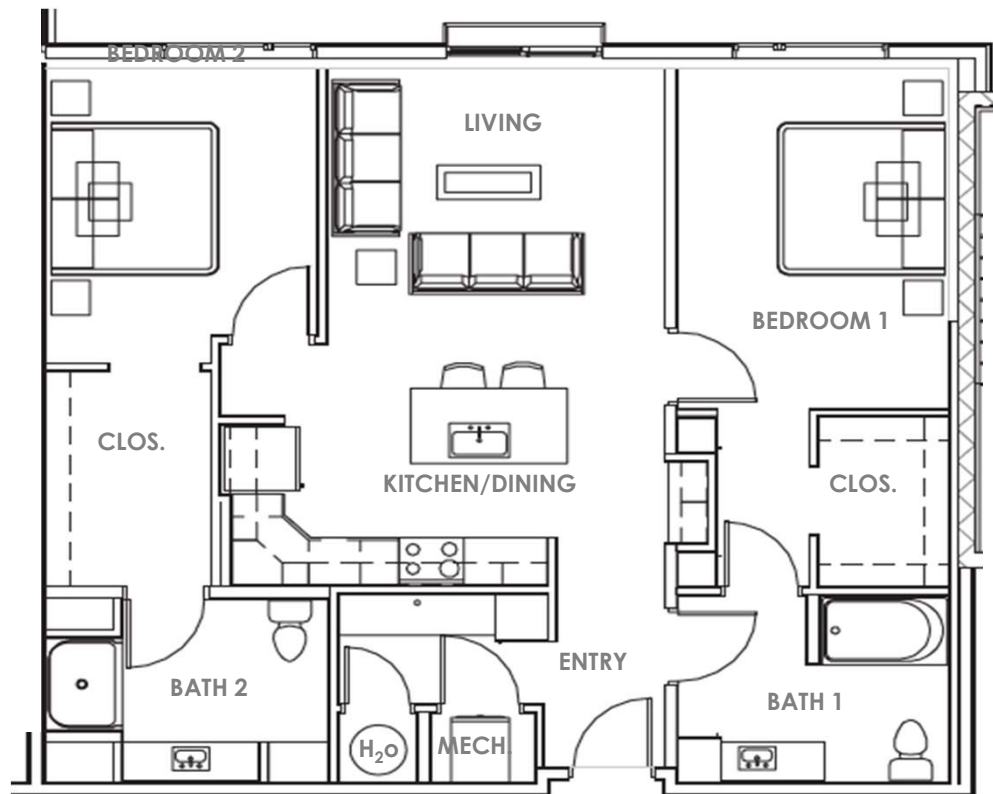
TWO BEDROOM



UNIT A

DAWN STREET APARTMENTS

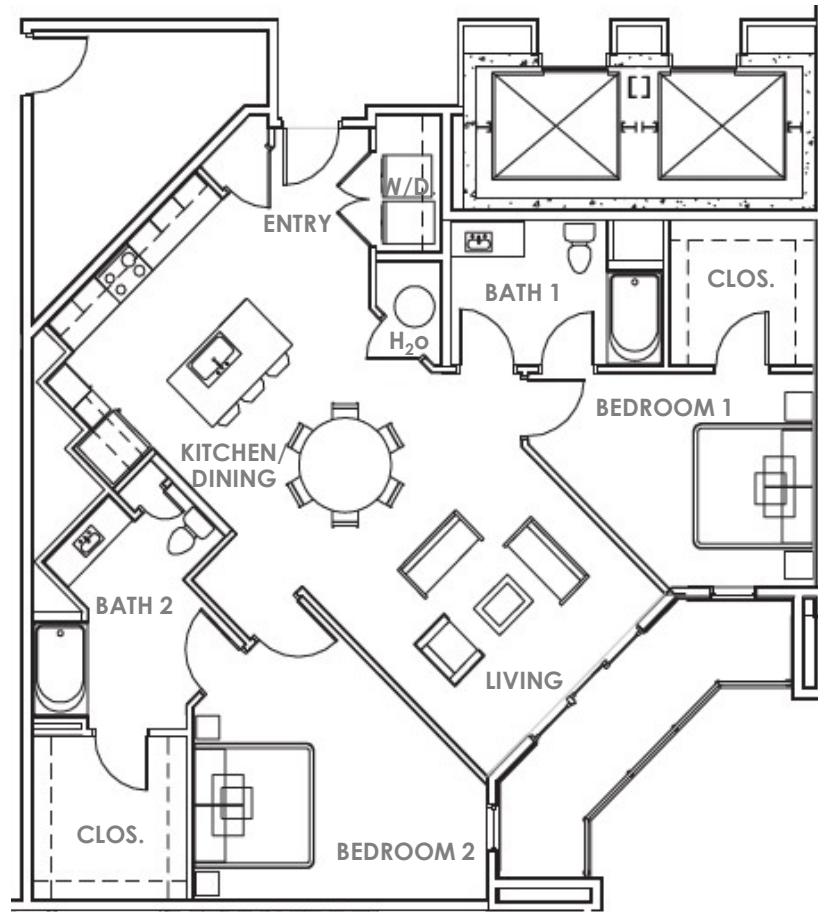
TWO BEDROOM



UNIT B

DAWN STREET APARTMENTS

TWO BEDROOM



UNIT C

DAWN STREET APARTMENTS

EAST ELEVATION



DAWN STREET APARTMENTS

SOUTH ELEVATION



DAWN STREET APARTMENTS

WEST ELEVATION

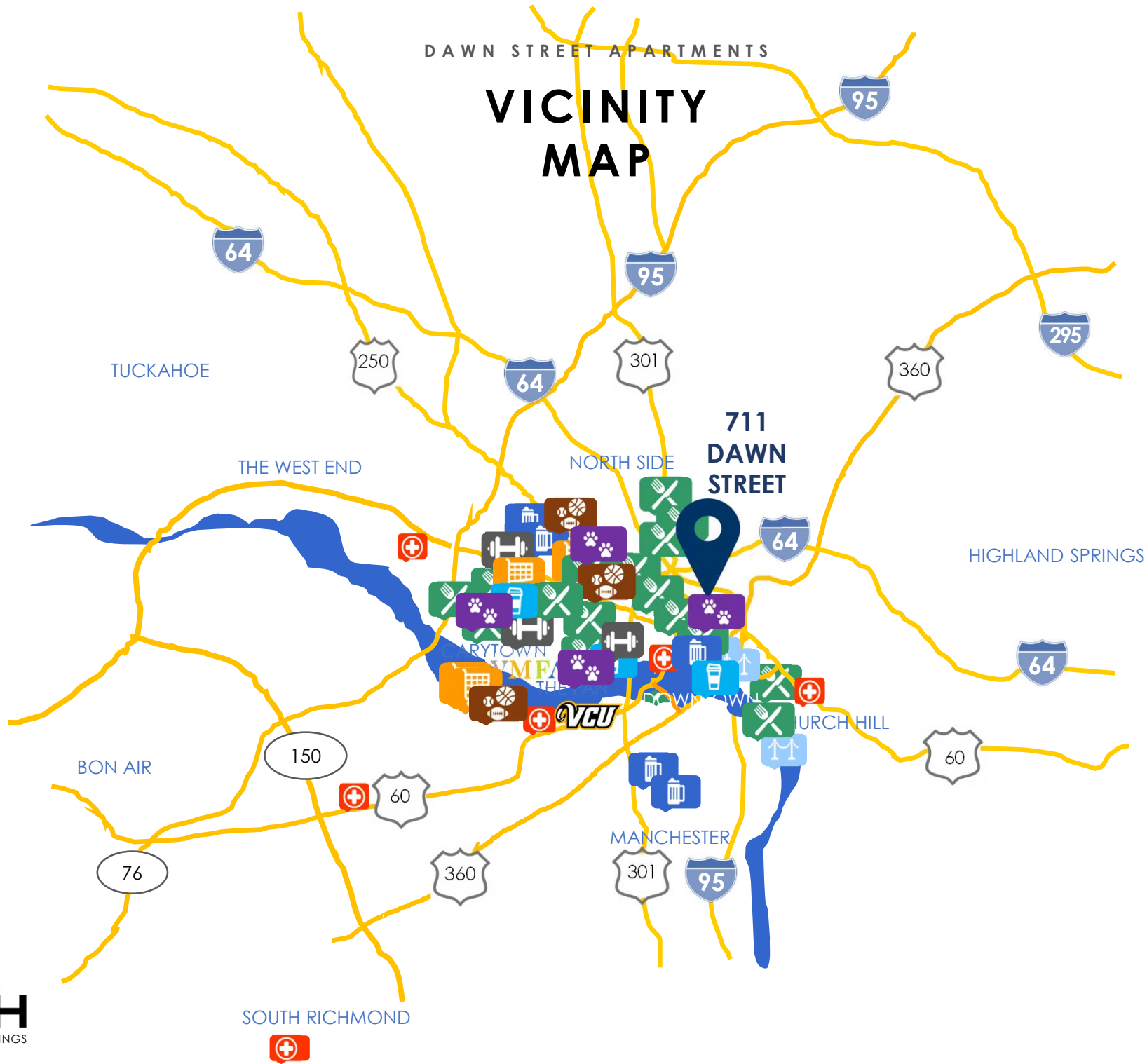


DAWN STREET APARTMENTS
NORTH ELEVATION



DAWN STREET APARTMENTS

VICINITY MAP





COMMENT LETTER #1

DATE: 3/8/2022	APPLICATION INFORMATION
APPLICANT:	Douglas Dunlap, BPO LLC
APPLICANT ADDRESS:	11103 Rabbit Ridge Rd
APPLICATION TYPE:	POD
PROPERTY ADDRESS:	711 Dawn Street
PARCEL ID #:	N000-0442/005
CASE #:	POD-106200-2022

PROPERTY INFORMATION:	
CURRENT ZONING:	B-7
PROPOSED ZONING:	B-7
CURRENT USE:	Warehouse
PROPOSED USE:	Mixed Use
PROPERTY SQ. FT.:	24,000
PROPERTY ACREAGE:	0.55
PROPERTY NEIGHBORHOOD:	Chamberlayne Industrial Center

RICHMOND 300 LAND USE RECOMMENDATIONS

The City's Richmond 300 Plan designates a future land use category for the property as Industrial Mixed-Use which is defined as "Formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses." The development style is a mix of low-scale post-industrial buildings that are adaptively reused adjacent to new taller residential and/or office buildings. Buildings should have street-oriented facades with windows and door openings along street frontages. Developments continue or introduce a gridded street pattern to increase connectivity. Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be of alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened.

Intensity: Medium-to high-density, three to eight stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government.

The property is also located within the vicinity of the "Downtown Manchester" primary growth node, which envisions the area as continuing to be a population center, with people and economic activity supporting a thriving business corridor along Hull Street.

REVIEWING AGENCY	REVIEWER	CONTACT INFO	COMMENTS
LAND USE ADMINISTRATION/PDR ADMINISTRATION	Rich Saunders	646-5648/Richard.Saunders@rva.gov	<ol style="list-style-type: none"> 1. Provide a couple of bike racks by the entrances to the main lobby/vestibule and commercial space. Coordinate placement with Jakob Helmboldt (Jakob.Helmboldt@rva.gov) 2. Provide a pet waste station within the right-of-way. 3. Please detail what "Stonefront F" and "Storefront G" consist of. They appear to be parking screens in building openings, but is not labelled on Sheet A-603. Considering it will face a street with relatively high traffic, consideration should be made to minimize the appearance and blend with the window pattern above. 4. Provide a prominent entry door into the storefront space at the corner. Recessing the building a bit allow for more pedestrian space at the corner would enhance the pedestrian realm. 5. Minimal outside space is being provided for residents. Please explore creating outside space, such as individual balconies, rooftop amenity space or a common patio above a portion of the open air parking. 7. So that staff can more effectively evaluate the proposal, please provide a color rendering of the building from the South, as one would see traveling northbound on Tazewell Street.
WATER RESOURCES	Saber Moazamigoodarzi	Saber.Moazamigoodarzi@rva.gov	See attached comment letter.
PERMITS & INSPECTIONS	George Woodall	George.Woodall@rva.gov	There are no comments that would prevent approval of the POD from a Building Code Comments. The following comments must be addressed on plans submitted for building permit. 1) Architectural Plans list the applicable code as VCC 2015. Please note that a Building Permit application must be filed on or before June 30, 2022 in order to use the 2015 codes. 2) Plans submitted for building permit should clarify the allowable building areas. At this time it appears that plans only indicate the total allowable area for the building above the podium and do not indicate the allowable area per floor. Please note that an area increase for sprinkler is only permitted if the entire building is sprinklered with an NFPA 13 sprinkler system per Table 506.2 footnotes VCC 2015. 3) Doors are not permitted to encroach into the Public Right-of-Way per Section 3202.2 VCC 2015. 4) A building permit will be required for the proposed work, at which time a complete building code review will be done. Please note that Virginia adopted the VUSBC 2018 on July 1, 2022. Additional or revised plans may result in additional comments.
DPU SANITARY SEWER	James Kvaternik	James.Kvaternik@rva.gov	1. City will have to determine if the 12-inch public sewer has capacity. 2. You may install a 8-inch cleanout at the building instead of the manhole. 3. The doghouse manhole you are placing on public sewer shall the terminal end of the line and any pipe after shall be abandoned.
DPU STORM SEWER	Craig Pittman	Craig.Pittman@rva.gov	Approved.
FIRE	Tony Jones	Anthony.JonesSr@rva.gov	Approved.
ZONING ADMINISTRATION	Josh Young	Joshua.Young@rva.gov	See attached comment memo.
DPU WATER	Jonathan Cosby	Jonathan.Cosby@rva.gov	Approved.
DPU CROSS CONNECTION	Lawrence Williams	Lawrence.Williams@rva.gov	Provide fire sprinkler drawings.

DPU STREET LIGHTS	Garrick Bayton	Garrick.Bayton@rva.gov	Comments have not been provided as of the date of this comment letter. Any comments will be forwarded directly to the applicant.
DPU UTILITY REVIEW	Ilsen Gutierrez	Ilsen.Gutierrez@rva.gov	Approved. Per POD MT Meeting Applicant should provide a co-written explanation of why a 3-in water meter is truly needed. 02.22.2022: Approved w/comments necessary to be addressed on the next case, for it to move forward. Further comments may apply to the next case existing 1.5" domestic water meter reference RZON-083014-2020
URBAN FORESTRY	Janine Lester	Janine.Lester@rva.gov	Approved
DPW ROW MGMT	Doug Mawby	Doug.Mawby@rva.gov	<ol style="list-style-type: none"> 1. Depict utility cut restoration limits correctly - per DPW standards. 2. Door swings cannot encroach upon the public right of way. 3. The alley apron must be designed such that it has a shallow 'vee' in it to concentrate runoff from the alley in a central location as it exits the alley into the gutter. 4. Sidewalk should be 7' wide when up against a building. In this location there is existing OH power. Unless this is going to be undergrounded, there will be no space for trees. A grass strip will just become a large dog bathroom. You may place tree wells for small trees (consult with Urban Forestry to determine what species is appropriate). 5. The ADA ramps need to align with the sidewalk that feeds them. This corner will need some work to get the ramp right.

Please submit revised plans and a letter detailing your response or revisions to the plans. Be advised that these comments apply to the previously submitted plans. Any subsequent submissions will generate another review by the above-mentioned agencies, and all comments are subject to change. Should you have any questions or if you would like to schedule a meeting before resubmitting your proposal, please do not hesitate to contact me at 804-646-5648 or Richard.Saunders@rva.gov.

Sincerely,

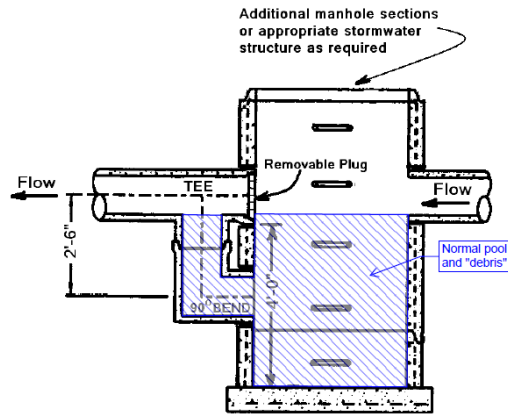


Richard Saunders
Senior Planner

Subject: 711 Dawn St. [POD-106200-2022]

We have reviewed the Water Resources part of your POD application for the subject property and below are the review comments that are required to be addressed for the approval:

1. If the runoff is being captured by the proposed pipes and is drained into the CSS, the detailed connection must be provided. A trap structure is required at the property line prior to any connection to the CSS line (Please see below a typical trap structure). Also, because the existing combined sewer pipe size is 12 inches, the proposed 15" RCP (sheets C6.01 and C6.02) needs to be adjusted to 12".



TYPICAL STORM TRAP MANHOLE/BASIN DETAIL

2. Show storm drain hydraulic design computations on plans
3. Post hydraulic grade line analysis for the proposed storm drain on plans

General Comments not applicable for the POD approval but required for the permit approval

4. An E&S bond and agreement will be required
5. A work in street permit will be required if there is disturbance within the city's right-of-way
6. Submit Designation of Responsible Land Disturber form and Certificate
7. Submit Contractor's Virginia licenses (a heavy highway contractor is required for the storm works) and a business license for the City of Richmond
8. Storm Drainage Permit Application (https://www.rva.gov/sites/default/files/2021-06/STRM%20Drainage%20Application_Rev%203-16-21.pdf) and stormwater plans are required

Revise the plan along with a response letter to these comments listing the sheets where the changes occur. Resubmit 1 set of the revised plans and the pdf of the plans. Further review of your revised submittals for the above requirements may generate additional comments.

Sincerely,

Saber Moazami
Water Resources Engineer
DPU - Water Resources Division

730 East Broad Street, 8th Floor
Richmond VA, 23219