



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/>

SUP-029498-2018

RECEIVED

JAN 26 2018

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: The Healing Place, 700 Dinwiddie Avenue
 Tax Map #: S0000386010 Fee: \$1,800.00
 Total area of affected site in acres: 1.376

LAND USE ADMINISTRATION
 Date: January 25, 2018

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

Zoning

Current Zoning: M-2

Existing Use: See Applicant's Report

Proposed Use

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

See Applicant's Report

Existing Use: See Applicant's Report

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: 2003-323-282

Applicant/Contact Person: T. Preston Lloyd, Jr.

Company: Williams Mullen

Mailing Address: 200 South 10th Street, Suite 1600

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 420-6615 Fax: (804) 420-6507

Email: pilloyd@williamsmullen.com

Property Owner: CARITAS

If Business Entity, name and title of authorized signee: Karen J. Stanley

(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: 1532 High Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 887-1577 Fax: (804) 230-1186

Email: kstanley@caritasva.org

Property Owner Signature: [Signature]

Acting Under Limited Power of Attorney

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)

WILLIAMS MULLEN

Direct Dial: 804.420.6615
plloyd@williamsmullen.com

January 25, 2018

VIA EMAIL AND HAND DELIVERY

City of Richmond Department of Planning and Development Review
City Hall, 900 East Broad Street, Room 511
Richmond, Virginia 23219
Attn: Matthew Ebinger

**Re: Application for Amendment to Special Use Permit
The Healing Place, 700 Dinwiddie Avenue (the "Property")**

Ladies and Gentlemen:

This firm is counsel to CARITAS, which is the owner of the captioned Property and is the non-profit operator of The Healing Place. On behalf of the Applicant, we enclose an application to permit the special use of the Property as described herein, together with the materials listed below on Exhibit A, which are incorporated herein by reference (collectively, the "Application"). This letter will also serve as the Applicant's Report.

I. EXISTING CONDITION & PROPOSED USE

The subject Property is presently zoned M-2 and subject to an existing Special Use Permit approved by City Council as Ordinance 2003-323-282 on October 13, 2003. The present use of the Property by CARTIAS is for The Healing Place program, which is one of several interrelated programs operated by CARITAS as further described below. The Amended Application proposes the placement of a modular unit to be used exclusively as classroom space in a portion of the existing parking lot at 700 Dinwiddie Avenue.

II. CARITAS: Richmond's Proven and Trusted Leader in Providing Effective Services for the Homeless

Founded in Richmond in 1988, the organization now known as CARITAS is metro Richmond's largest homeless services organization, serving nearly 5,000 unduplicated clients annually through its four flagship programs with the help of approximately 18,000 volunteers. The programs administered by CARITAS have evolved and grown to fill gaps in the network of services provided to the chronically homeless and medically vulnerable in our community. This includes the following integrated programs, further operational details of which are available upon request:

1. **Emergency Shelter:** CARITAS operates the largest and most inclusive emergency shelter in Central Virginia, providing food, shelter and a pathway back to self-sufficiency.
2. **The Healing Place (THP):** CARITAS operates this long-term recovery program for addicted men. This nationally recognized model has proven successful in Richmond, where 70% of program graduates remain sober one year after completing the program.

3. **Furniture Bank:** CARITAS operates the only such facility in Central Virginia, which serves more than 800 families annually. Donated furniture and household goods are sorted, cleaned, repaired, and distributed free of charge to individuals and families who are re-establishing housing through its partners, of which the City of Richmond is the largest. Equipped with basic household goods, these families can dedicate their resources to breaking the cycle of homelessness and poverty. When appropriate, surplus, large or non-essential items are sold online or through a retail storefront known as the Gathered Goods Marketplace to help contribute funds to the CARITAS family of programs.
4. **Works:** CARITAS operates this 5-week intensive job-readiness program that prepares men with significant barriers to employment to rejoin the workforce so that they can live independently and thrive in the community. Establishment of the CARITAS Center will permit the expansion of this highly successful program to women.

In connection with administering its programs, CARITAS owns or leases the following properties, all of which are located in the City:

- 1532 High Street (approx. 6,300 sq. ft.): comprised of CARITAS Administrative Offices, CARITAS day shelter for families, and case management offices for social services, operated by Special Use Permit issued pursuant to Ord. No. 2005-21-24, approved by City Council on March 29, 2005.
- 1125 Commerce Road (approx. 80,000 sq. ft.): comprised of CARITAS Furniture Bank, Gathered Goods Marketplace, Works Program classrooms, dress clothing closet, and 5,000 sq. ft. of space subleased to Homeward, Central Virginia's coordinating body for homeless services.
- 700 Dinwiddie Avenue (approx. 23,000 sq. ft.): comprised of The Healing Place, with up to 178 men in-residence, which includes an up-to 30-bed Emergency Shelter, operated by Special Use Permit issued pursuant to Ord. No. 2003-323-282, approved by City Council on October 13, 2003.
- 14 units of housing within two (2) miles of The Healing Place for men who are transitioning out of or are alumni of The Healing Place.

IV. CARITAS Has a Proven Track Record of Mitigating Impacts on the Surrounding Community

At the time that City Council first considered issuing an SUP for The Healing Place in 2003, the concept was unproven in Richmond. Following over a decade of operations at this location, The Healing Place has demonstrated its compatibility with the surrounding neighborhood and has been warmly embraced by the Richmond community. We maintain a close and positive relationship with the Blackwell Community Association, which is enhanced by twice annual trash pick-ups a mile around The Healing Place facility by The Healing Place Alumni Association. CARITAS is committed to continuing to operate this program with the same commitment to safe, quality management and consideration for the surrounding community, the success of which is fundamental to the organization's continuing ability

to support its programs. In addition, CARITAS offers the following specific examples of policies and procedures to protect the health, safety and welfare of the communities in the vicinity of the Property.

A. Hours of Operation

The Healing Place is a 24-hour residential facility with the peak of activity ending by 10:00 p.m. and beginning again at 7:30 a.m.

B. Staff

During operation, The Healing Place will have no fewer than two (2) trained, professional staff.

C. Safety

The Healing Place requires participants to agree to adhere to certain specified rules, which are enforced by staff and by other program participants in order to foster a community of accountability and mutual support. The current rules, which are enclosed with this Application for informational purposes, include dischargeable offences for which there is a zero tolerance policy, such as violence, threats and theft. In addition, the program will be self-contained within a single building with controlled access, limiting public access to sensitive programmatic areas. This provides greater security for the residents and program participants. The new Modular Unit will only be used as daytime classroom space and, in the evening, as the client TV room. A staff person or Peer Mentor will be present whenever the Modular Unit is in use. The Modular Unit will be locked when not in use.

D. Parking, Transportation & Access

No fewer than 45 parking spaces shall be provided on site. This meets the requirements of the off-street parking regulations set forth in the City Code, as more particularly detailed on the exhibit entitled "Site Plan". In addition, The Healing Place program participants are not permitted to have vehicles, thus lessening the number of cars that will require parking on-site.

Public transportation via GRTC is available to/from the Property.

V. FINDINGS OF FACT

Based on the foregoing, the proposed use on the Property meets the criteria set forth in the Charter of the City of Richmond that the Application (i) is not detrimental to the safety, health, morals and general welfare of the community involved; (ii) will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) will not create hazards from fire, panic or other dangers; (iv) will not tend to cause overcrowding of land and an undue concentration of population; (v) 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; or (vi) will not interfere with adequate light and air.

IV. SUMMARY


CARITAS has been a trusted partner with the City in addressing some of the most intractable manifestations of poverty and substance use disorders in this community. The Applicant has discussed this proposal with the elected Council representative from this district in order to coordinate outreach

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to nearby residents. The Applicant is committed to working with property owners in the vicinity of the Property to address any questions or concerns that they may have.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or plloyd@williamsmullen.com, should you have any questions or require additional materials.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Preston Lloyd, Jr.", written in a cursive style.

T. Preston Lloyd, Jr.

Enclosures

cc: Karen Stanley, CEO, CARITAS
Mark A. Olinger, Director of Planning and Development Review for the City of Richmond

EXHIBIT A
APPLICATION MATERIALS

In connection with the proposed Amended Special Use Permit Application for 700 Dinwiddie Avenue (Tax Map No.), the following application materials are enclosed:

1. Special Use Permit Application form;
2. Survey of present conditions
3. Site plan; and
4. Check made out to City of Richmond in the amount of \$1,800.