

VIA EMAIL - [jonathan.brown@richmondgov.com](mailto:jonathan.brown@richmondgov.com)

Jonathan W. Brown  
Senior Planner  
Land Use Administration  
900 East Broad Street, Rm 511  
Richmond, Virginia 23219

January 19, 2022

RE: Special Use Permit for 931-933 W. Grace, SUP No. 096528-2021

Dear Mr. Brown:

Williams Mullen has filed a Special Use Permit (“SUP”) on behalf of the applicant for the addition of four (4) stories of residential apartments above the existing commercial property located at 931-933 West Grace Street. By email dated August 20, 2021 we received notice of this project from your office. A copy of this email is attached hereto as Exhibit A.

Neither the Fan District Association (“FDA”), the West Avenue Improvement Association (“WAIA”), the Monument Avenue Preservation Society (“MAPS”), nor the Historic West Grace Street Association (“HWGSA”) have been contacted by the applicant with respect to this project. The only notice we have received has been from your office. On August 20, 2021 T. Preston Lloyd, Jr., Esquire of Williams Mullen informed your office that they would not be seeking the input of the neighborhood in connection with this application. Specifically, Mr. Lloyd said:

This project is not within the Fan District. Per the attached letter of understanding, the western boundary of the Fan District is Harrison Street. Consistent with the MOU, we will not be requesting action by the FDA in connection with this application.

Mr. Lloyd's email is attached hereto as Exhibit B. The Memorandum of Understanding ("MOU") that Mr. Lloyd references is attached hereto as Exhibit C.

The MOU is a specific agreement between the FDA, several other neighborhood associations and Virginia Commonwealth University ("VCU" or the "University") that set the terms and conditions of the University's relationship with the residential neighborhoods directly to its west. In no way whatsoever did this MOU modify the boundary of the Fan District. The eastern-most boundary of the Fan District remains Belvidere Street.

The applicant is obligated, pursuant to the City Code with respect to special use permits, to seek the input of the relevant neighborhood associations. Not only did the applicant not seek community input, they expressly avowed their intention not to do so. For this reason, the Planning Commission must reject this application for an SUP for 931-933 West Grace Street.

Respectfully yours,

 *Timothy Beane*

Timothy Beane  
Fan District Association

 *David R. Kreis*

David Kreis  
Historic West Grace Street Association

 *Michael W. Lantz*

Michael Lantz  
Monument Avenue Preservation Society

 *Laura Vetter*

Laura Vetter  
West Avenue Improvement Association

Cc: The Hon. Katherine L. Jordan, Councilperson for the 2nd District  
The Honorable Stephanie Lynch, Councilperson for the 5th District  
Kevin J. Vonck, Ph.D., Acting Director, Department of Planning and  
Development Review



**CITY OF RICHMOND**

**DEPARTMENT OF PLANNING  
& DEVELOPMENT REVIEW  
LAND USE ADMINISTRATION**

August 20, 2021

Tim Beane, President  
Fan District Association  
208 North Strawberry Street  
Richmond, VA 23220-3411  
president@fandistrict.org  
zoning@fandistrict.org

RE: Special Use (New)  
931 W Grace St  
Richmond, VA 23220  
W0000468004  
SUP-096528-2021

Dear Tim Beane,

We have received a Special Use Permit application for the above referenced property, which is located in a B-4 Central Business District. The applicant has requested a permit which would authorize a mixed-use development. Please find enclosed a copy of the Applicant's Report for your review. The petitioner should contact you regarding this proposal, if they have not done so already. The petitioner is:

T. Preston Lloyd, Jr.  
Williams Mullen  
200 S 10th St suite 1600  
Richmond, VA 23219  
757-816-0689  
plloyd@williamsmullen.com

If you have any other questions about this proposal or about the Special Use Permit process, please do not hesitate to contact me at 804-646-5734 or [Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com).

Sincerely,

Jonathan Brown  
Senior Planner

Attached: Applicant's Report  
Development Proposal Response Form

cc: T. Preston Lloyd, Jr.



Melissa Savenko <melissa@mikemelissa.com>

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## 931 W Grace Street

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Lloyd, Preston <plloyd@williamsmullen.com>

Fri, Aug 20, 2021 at 4:43 PM

To: "Brown, Jonathan W. - PDR" <Jonathan.Brown@richmondgov.com>, "president@fandistrict.org" <president@fandistrict.org>, "zoning@fandistrict.org" <zoning@fandistrict.org>

Hi Jonathan:

This project is not within the Fan District. Per the attached letter of understanding, the western boundary of the Fan District is Harrison Street.

Consistent with the MOU, we will not be requesting action by the FDA in connection with this application.

Preston

**T. Preston Lloyd, Jr. | Williams Mullen**

T 804.420.6615 | [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com)

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 **Fan District.pdf**  
211K

*Delivered to Bruegman  
mailed 6/11/90*

**The Fan District Association**  
of Richmond Inc.  
P.O. Box 5688  
Richmond, VA 23220

June 7, 1990

Mr. Donald C. Bruegman  
Senior Vice President  
Virginia Commonwealth University  
Box 2512  
Richmond, VA 23284

Dear Don,

As a follow-up to my letter to you of November 20, and your response of December 14, I have outlined below the current understanding between VCU and the Fan District's civic associations, regarding the property on the west side of Harrison Street between Cary and Floyd that has been included in the University's master site plan approved by the Board of Visitors in November, 1989.

Both the University and the Fan District neighborhood are vitally interested in improving the residential neighborhood adjoining the University by increasing owner-occupancy along both sides of the 1100 block of Floyd Avenue (and other east-west streets--Grove and Park) and by preserving the residential character of the blocks bounded by Harrison, Cary, Morris and Floyd.

While both the University and the Fan District need to accept the responsibility for this effort, we have discussed the possibilities of some joint initiatives with the VCU Foundation and private developers to renovate buildings into less densely occupied homes in this lower Fan area.

To achieve these goals, we have agreed as follows:

- 1) The northern boundary between the Fan and the University west of Harrison Street is south of the east-west property line from Harrison to Morris Streets behind the houses fronting on the south side of the 1100 block of Floyd Avenue. On the north side of the 1100 block of West Main Street, the western boundary is east of the western-most parcel in that block east of Morris Street. The master site plan also includes the properties fronting on the west side of South Harrison Street between Main and Cary Streets and extends along the north side of Cary Street to Morris Street. VCU will not acquire or use any other properties west of Harrison Street outside these boundaries beyond those already owned by its Foundation.
- 2) The University shall minimize the adverse impact of its use of land on the west of Harrison Street so that it is compatible with the residential and commercial character of the surrounding neighborhood.
- 3) There will be no demolition of structures that contribute to the neighborhood's national and state historic designation along the west side of Harrison Street, unless issues of life safety or irreparable Code violations intervene, provided that these conditions were not

created by demonstrated neglect of the properties by the University. These structures include all of the structures facing Harrison Street. However, it was agreed that VCU will have the right to demolish minimal portions of the rear of such houses (also known as in-fill construction), provided the facades are maintained and the portions demolished are only that necessary to convert the houses to the types of University uses permitted in the next paragraph.

4) All structures along the west side Harrison Street between Floyd and Cary Streets and in the 1100 block of West Main Street that are used or acquired by VCU will be used only for residential or commercial office space, in keeping with our joint objectives for the neighborhood's improvement. Housing and office use will be low density.

5) There shall be no dormitory or large apartment buildings in the area west of Harrison Street within the master plan boundaries spelled out in 1) above. The University shall not be a party to any planned development of fraternity or sorority housing in this area.

6) VCU will consult with the Fan District Association as its plans for the areas west of Harrison Street are developed. This consultation will take place sufficiently in advance of the implementation of those plans to enable the neighborhood to have a realistic opportunity to review the plans and have input in the land use planning process.

7) In a separate, but related matter, the Fan District proposed November 16, 1989 that it would support VCU's efforts to have the City transfer management of Monroe Park to the University for improved maintenance as public open space with no University buildings, the effect of which would be to direct the university's future growth to the north and east. In exchange, the University's Board of Visitors agreed on that date that VCU will seek no further expansion into its residential neighbors to the west or south, beyond existing Foundation ownership, than what is contained in this current master plan.

In summary, the intent of the University and the Fan District is to create a vital, seamless transition between University and neighborhood by improving the so-called seam between them. Significant University incursion west of Harrison Street for purposes other than described in this understanding would have the effect of moving the seam westward, and must be avoided if the neighborhood that borders the University is to be preserved and improved.

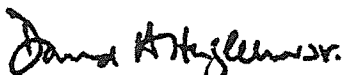
Don, this captures the sense of the understanding that the Fan District's participants in our discussions have regarding our agreement on the master site plan. If it accurately reflects your understanding of that agreement, please so indicate by signing in the space provided below and returning a copy of this letter to me.

We would like to put negotiations behind us, in the sense of opposing VCU, and get on with working cooperatively to improve housing and security in the lower Fan.

Sincerely,



Peter Boisseau  
Fan District Association



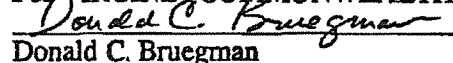
David Hazlehurst  
Lower Fan Civic Association



William R. Creekmur  
West Avenue  
Improvement Association

I have reviewed this letter and concur that it reflects our understanding.

For VIRGINIA COMMONWEALTH UNIVERSITY

  
Donald C. Bruegman

TITLE: Senior Vice President/Administration