

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.

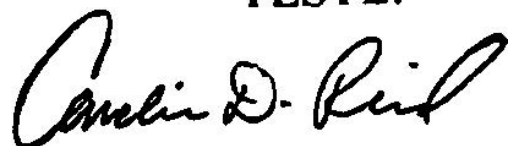
BE IT FURTHER RESOLVED:

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:**

A handwritten signature in black ink, appearing to read "Camille D. Reil". The signature is fluid and cursive, written over a white background.

**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

Handwritten signature of Levar M. Stoney.

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

Handwritten signature of J.E. Lincoln Saunders.

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

Handwritten signature of Sharon L. Ebert.

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

Handwritten signature of Sherrill Hampton.

**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 4<sup>th</sup> 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**

| <b>Bedroom Type</b> | <b># of Bathrooms</b> | <b># of Units</b> | <b>Floor Plan Unit Option</b> |
|---------------------|-----------------------|-------------------|-------------------------------|
| 1BR                 | 1                     | 27                |                               |
| 2BR                 | 2                     | 8                 | A                             |
| 2BR                 | 2                     | 3                 | B                             |
| 2BR                 | 2                     | 3                 | C                             |
|                     |                       |                   |                               |
| <b>Total</b>        |                       | <b>41</b>         |                               |

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)

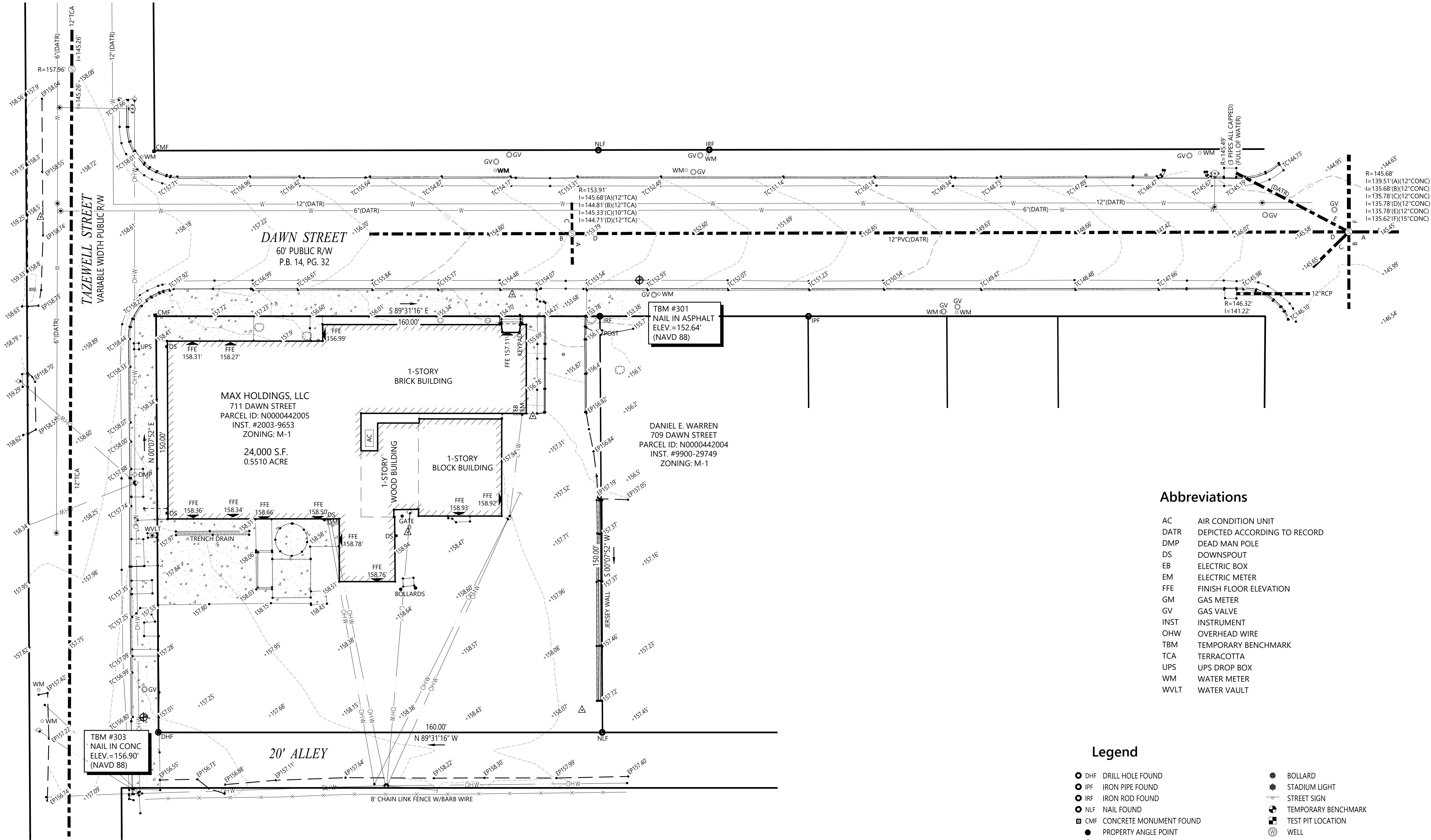
**RELATIONSHIP TO EXISTING ORD. OR RES.:** 2021-103

**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                  |
| WVLT | WATER VAULT                  |

### Legend

|        |                            |                       |                            |
|--------|----------------------------|-----------------------|----------------------------|
| ● DHF  | DRILL HOLE FOUND           | ● BOLLARD             |                            |
| ● IPF  | IRON PIPE FOUND            | ● STADIUM LIGHT       |                            |
| ● IRF  | IRON ROD FOUND             | — STREET SIGN         |                            |
| ● NLF  | NAIL FOUND                 | ● TEMPORARY BENCHMARK |                            |
| ■ CMF  | CONCRETE MONUMENT FOUND    | ● TEST PIT LOCATION   |                            |
| ●      | PROPERTY ANGLE POINT       | ● WELL                |                            |
| ⊙      | STORM SEWER MANHOLE        | —                     | EDGE OF PAVEMENT           |
| CDI    | CURB DRAIN INLET (CDI)     | —                     | CONCRETE CURB              |
| ■      | DRAIN INLET (YDI)          | —                     | CONCRETE CURB & GUTTER     |
| ►      | FLARED END SECTION         | —                     | GUARD RAIL                 |
| ⊙      | SANITARY SEWER MANHOLE     | —                     | CHAIN LINK FENCE           |
| ⊙      | SEWER CLEANOUT             | —                     | STORM SEWER LINE           |
| ⊙      | ELECTRIC MANHOLE           | —                     | SANITARY SEWER LINE        |
| ⊙      | TELEPHONE MANHOLE          | — OHW                 | OVERHEAD WIRE              |
| ⊙      | WATER MANHOLE              | — E                   | UNDERGROUND ELECTRIC       |
| ○      | MANHOLE                    | — T                   | TELEPHONE LINE             |
| ●      | WATER VALVE                | — CATV                | CABLE TV                   |
| ●      | FIRE HYDRANT               | — G                   | GAS LINE                   |
| WM     | WATER METER                | — W                   | WATER LINE                 |
| ↔      | SIAMESE CONNECTION         | —                     | STONE WALL                 |
| ● PIV  | POST INDICATOR VALVE (PIV) | —                     | HEDGEROW                   |
| ○      | GAS VALVE                  | — SDRMA               | 50-FT RMA LINE             |
| ⊙      | GAS METER                  | — 100RPA              | 100-FT RPA LINE            |
| EB     | ELECTRIC BOX               | — 100BZ               | 100-FT BUFFER ZONE         |
| EM     | ELECTRIC METER             | — MLW                 | LIMIT MEAN LOW WATER       |
| □      | HH - HANDHOLE              | —                     | LIMIT OF BANK              |
| □ TPED | TELEPHONE PEDESTAL         | —                     | VEGETATED WETLAND BOUNDARY |
| □ CATV | CABLE TV BOX               | — WPI-100             |                            |
| ⊙      | TRAFFIC SIGNAL             | — 2                   | MINOR CONTOUR              |
| □      | SIGNAL BOX                 | — 10                  | MAJOR CONTOUR              |
| □      | TRANSFORMER PAD            | —                     | CONC. PAVEMENT             |
| ⊙      | LIGHT POLE ON CONC BASE    | —                     | RIP RAP                    |
| ○      | UTILITY POLE               | —                     | HANDICAP WARNING STRIP     |
| ⊙      | UTILITY POLE W/LIGHT       | —                     | BUILDING                   |
| —      | GUY WIRE                   |                       |                            |
| ⊙      | PEDESTRIAN PEDESTAL        |                       |                            |

### 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

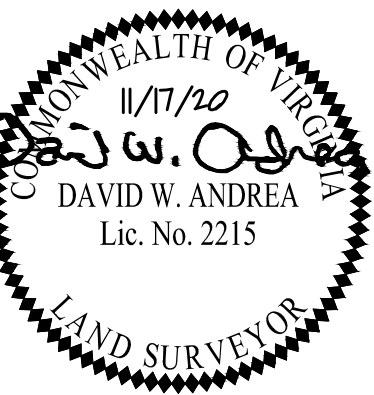
711 Dawn Street  
Richmond, Virginia

| No. | Revision | Date | Appr. |
|-----|----------|------|-------|
|     |          |      |       |
|     |          |      |       |
|     |          |      |       |
|     |          |      |       |

Designed by **DWP** Checked by **DWA**

Issued for **Max Holdings, LLC** Date **November 17, 2020**

### Existing Conditions Topographic Survey



**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 concrete panels and large glass windows. It has a courtyard-style layout with a central parking area. 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

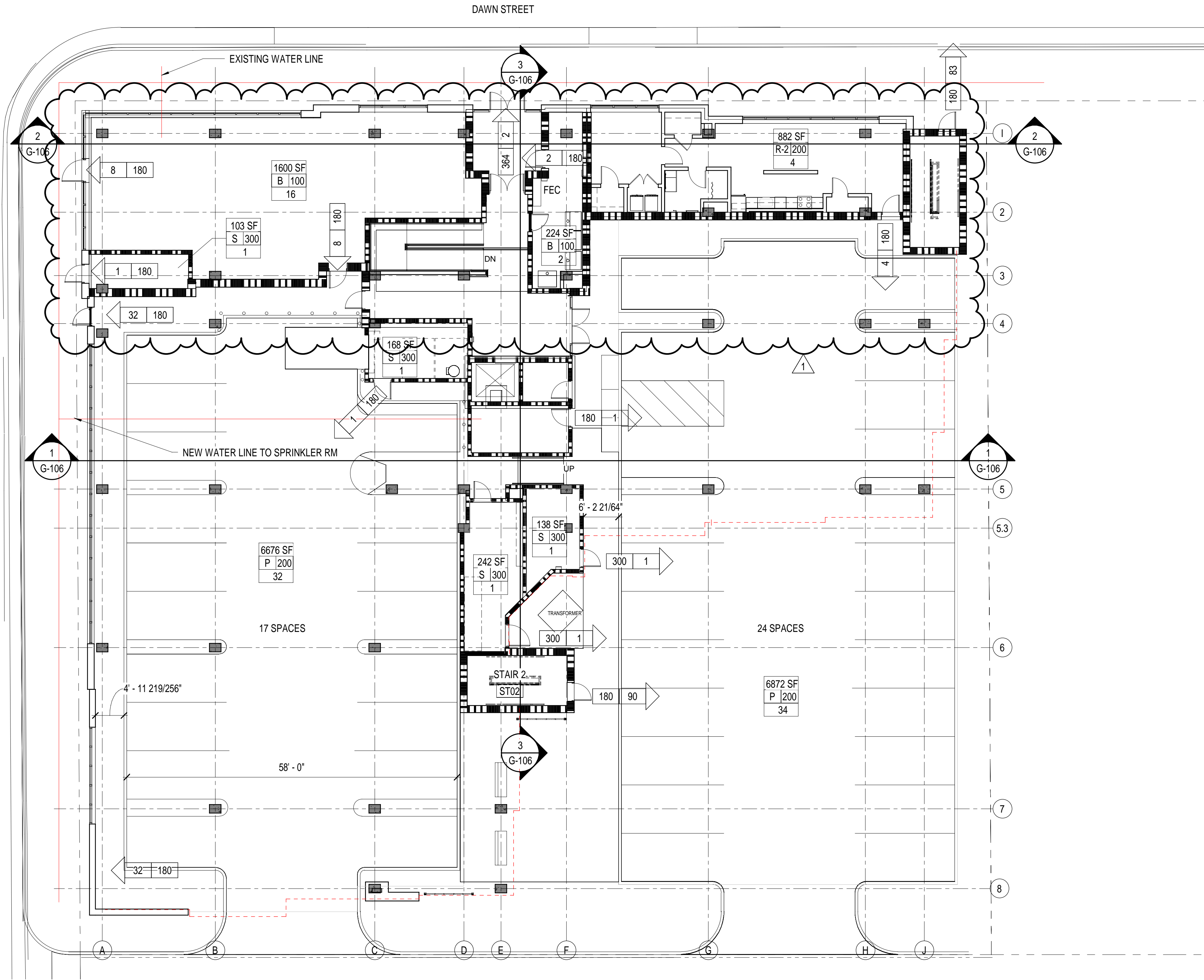
- 2,000 SF Clubhouse

### UNIT AMENITIES

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







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

saunders  
+ crouse  
ARCHITECTS

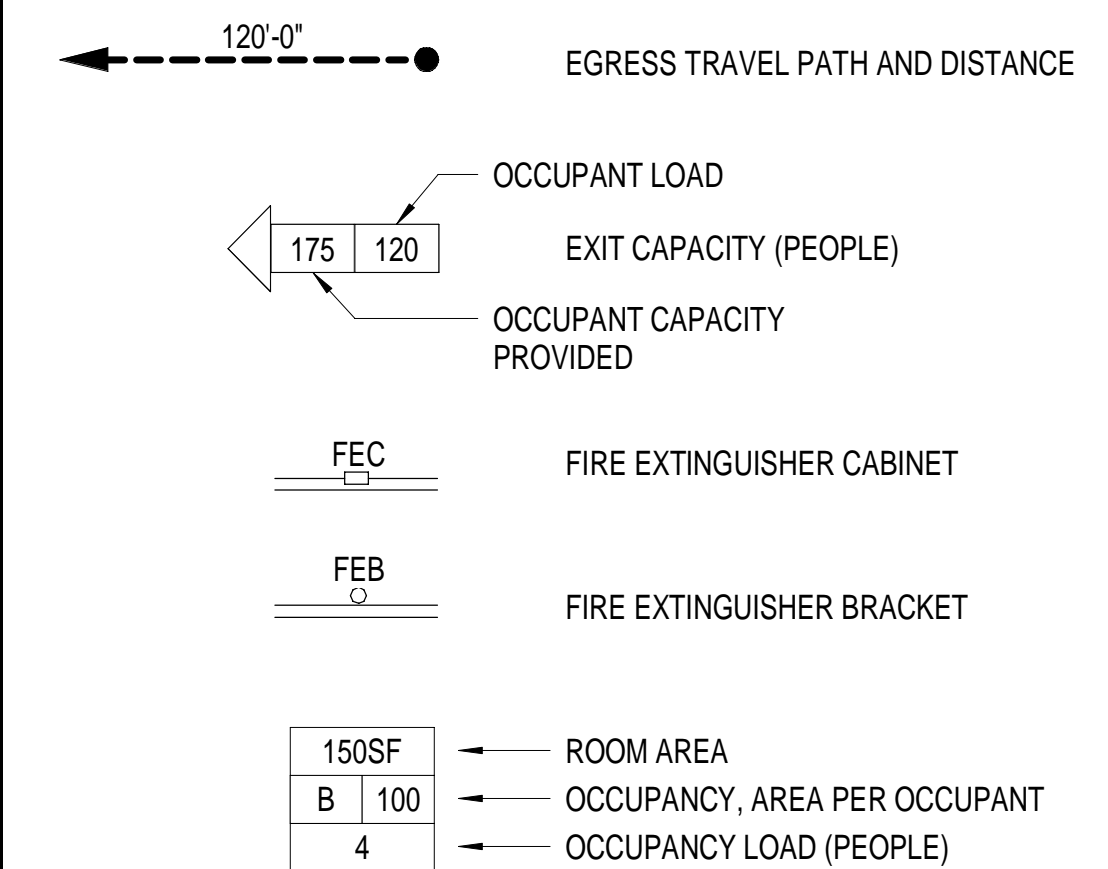
222 Central Park Ave.  
Suite 1610  
Virginia Beach, VA 23462  
M: 757.506.0440

85% SET  
1/19/2022

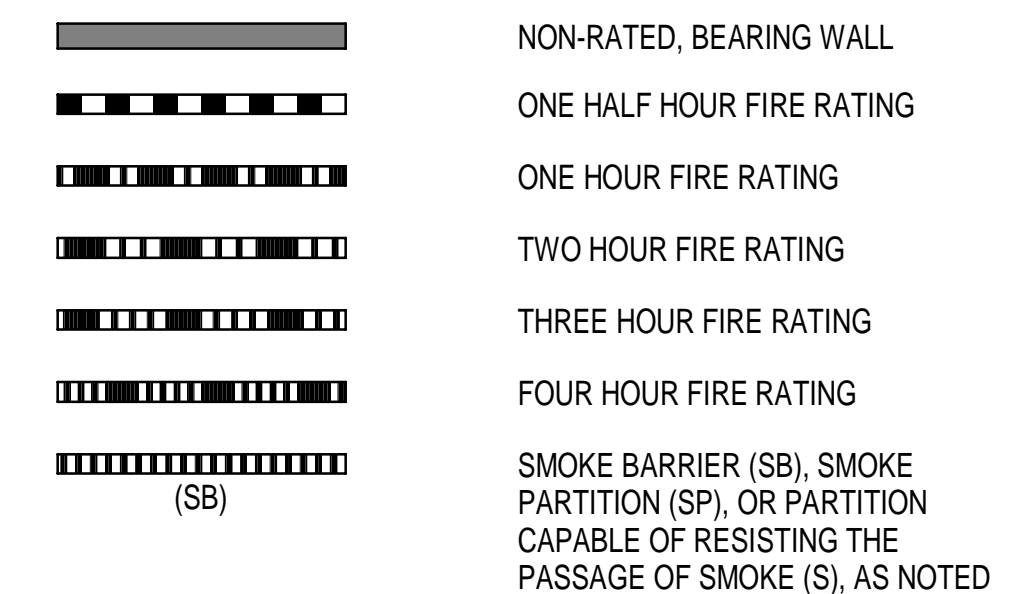
711 DAWN  
STREET

RICHMOND, VIRGINIA

## LIFE-SAFETY SYMBOLS



## FIRE-RATED PARTITION LEGEND



## GRAPHIC SCALE(S)



## LIFE SAFETY / EGRESS PLANS

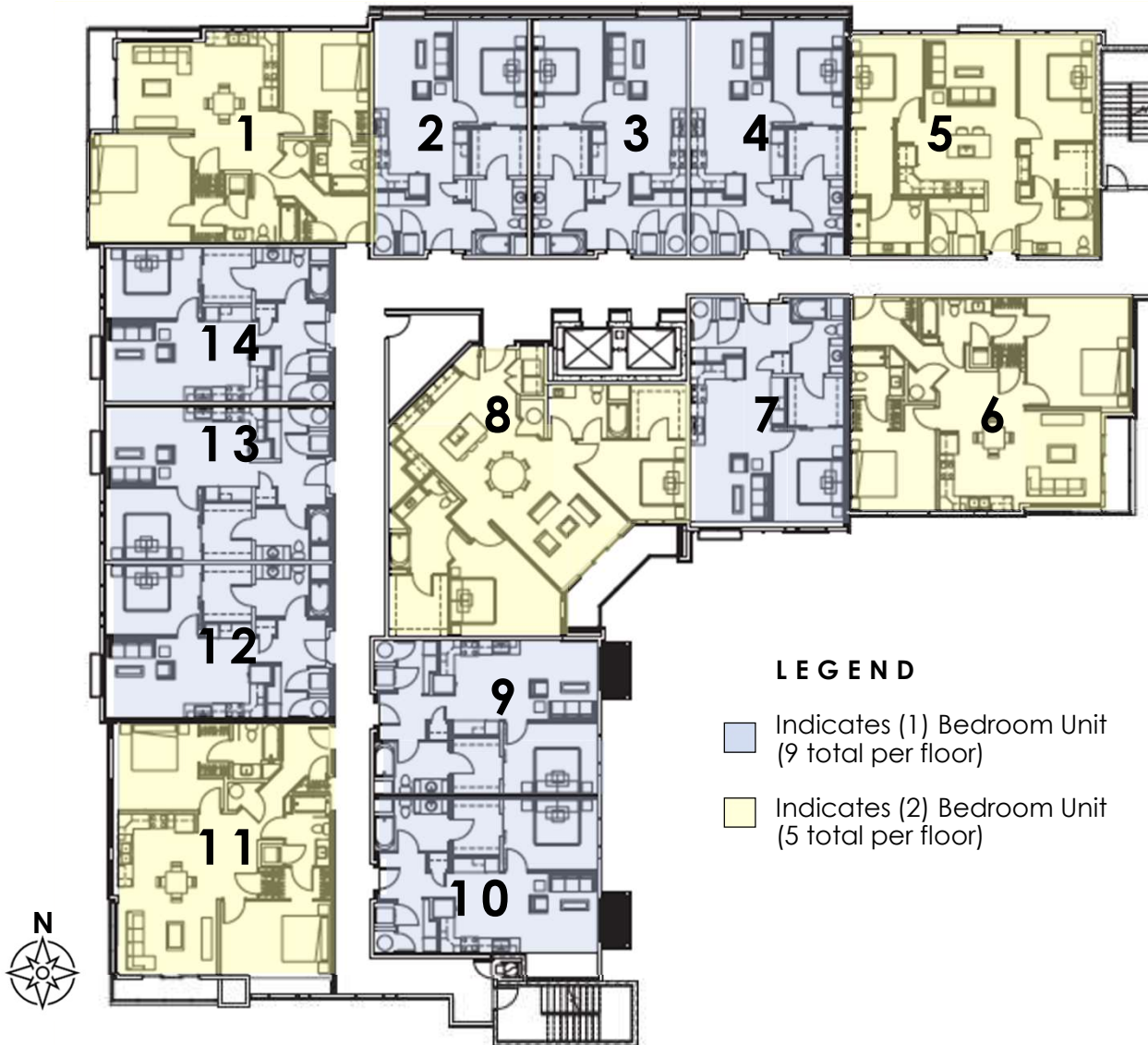
Date:

Project: 20035.000

G-004

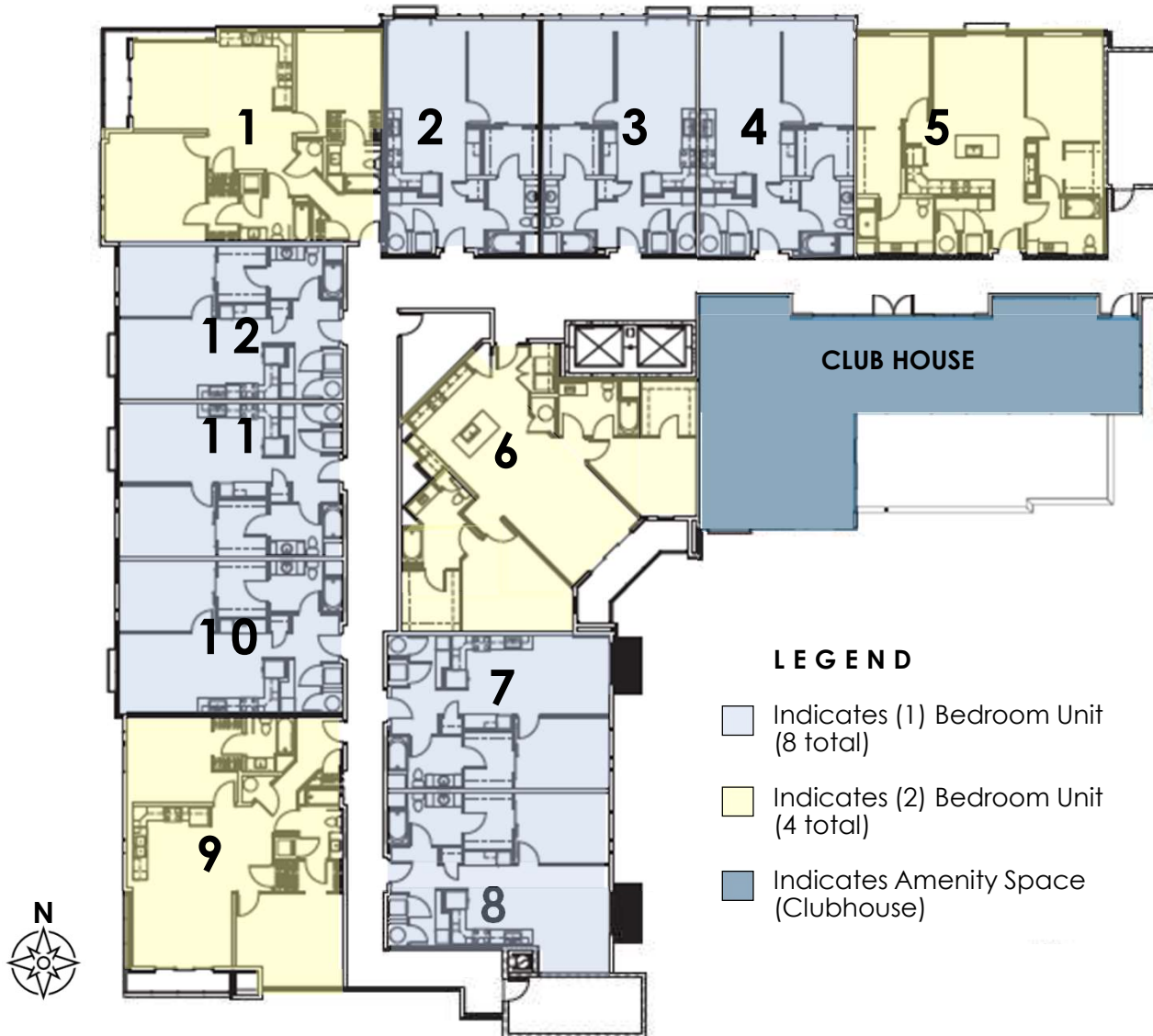


## 2<sup>ND</sup> & 3<sup>RD</sup> FLOORS





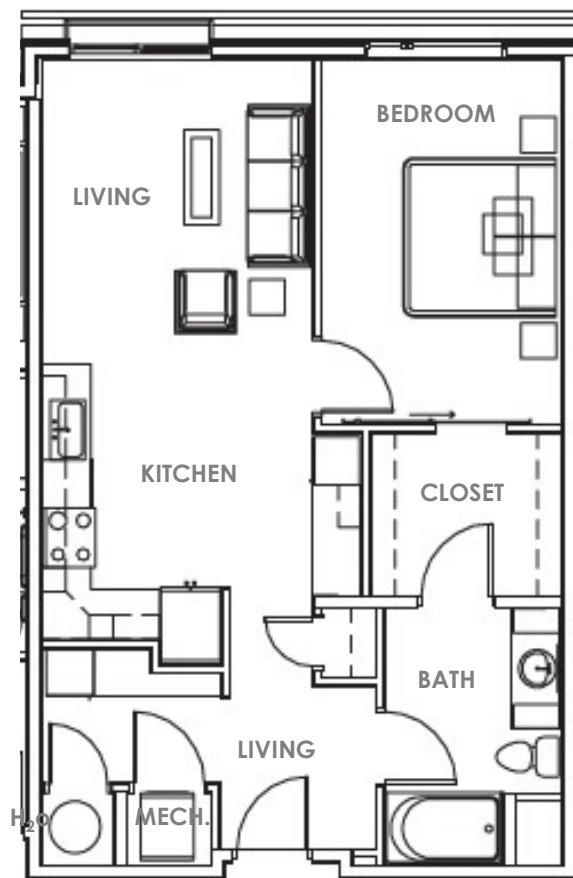
## 4<sup>TH</sup> FLOOR PLAN





DAWN STREET APARTMENTS

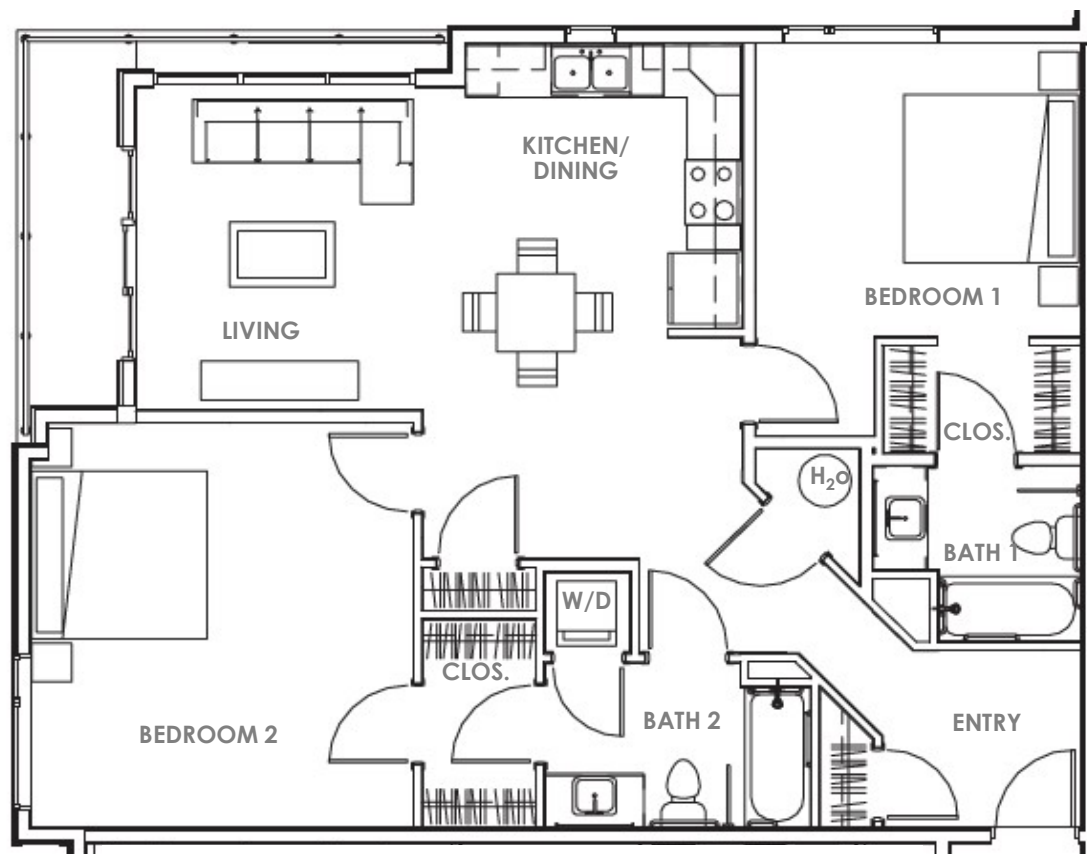
# ONE BEDROOM





DAWN STREET APARTMENTS

## TWO BEDROOM

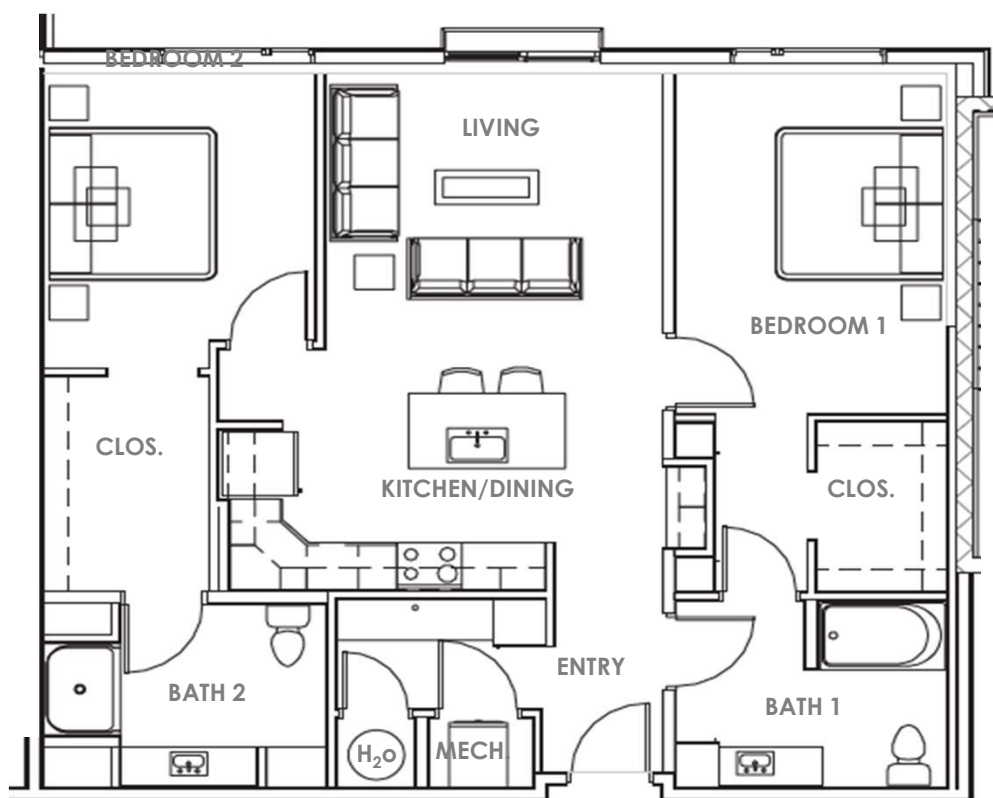


UNIT A



DAWN STREET APARTMENTS

## TWO BEDROOM

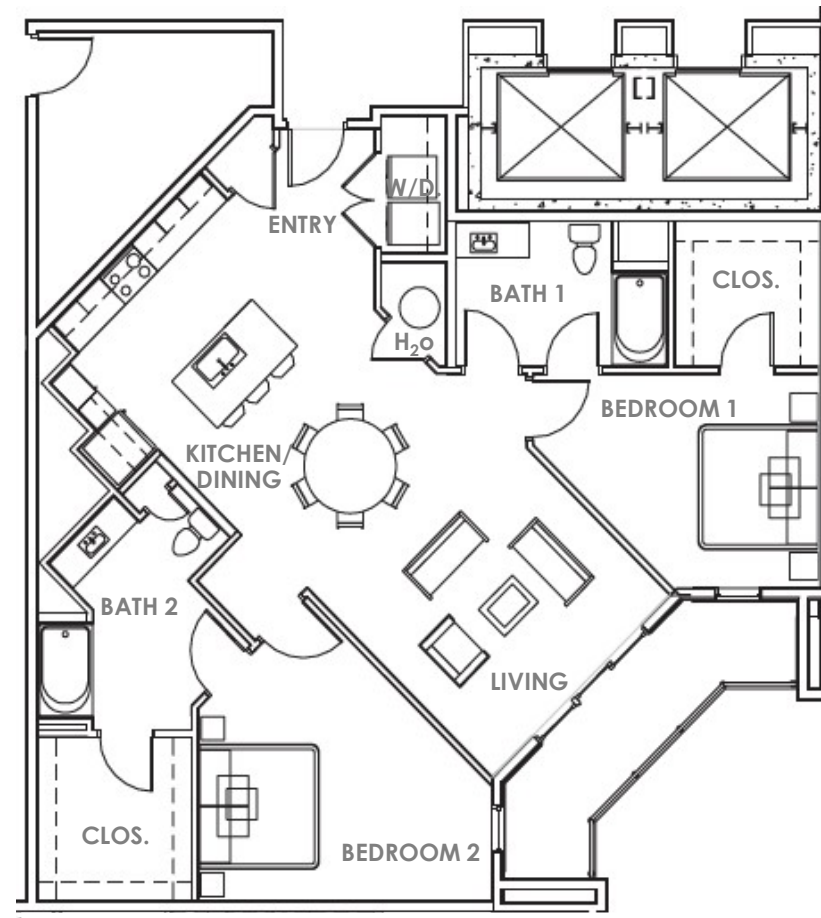


UNIT B



DAWN STREET APARTMENTS

# TWO BEDROOM



UNIT C



DAWN STREET APARTMENTS

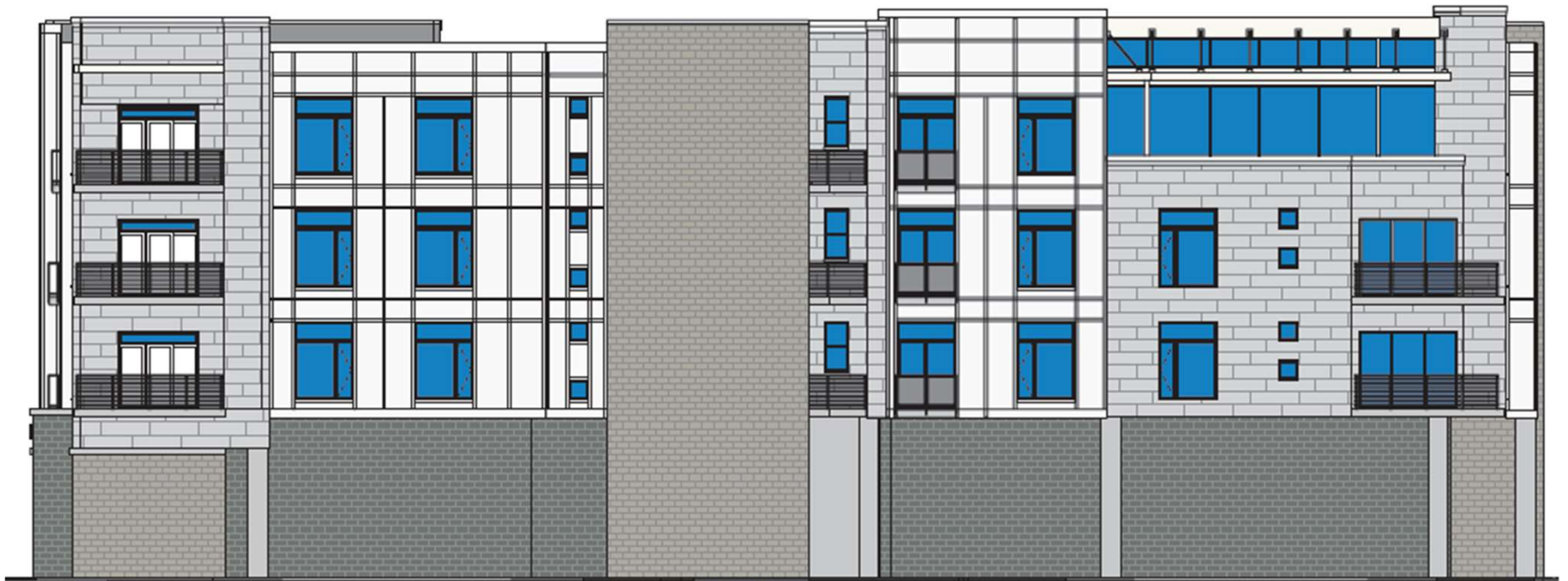
# EAST ELEVATION





DAWN STREET APARTMENTS

# SOUTH ELEVATION





DAWN STREET APARTMENTS

# WEST ELEVATION





DAWN STREET APARTMENTS

# NORTH ELEVATION





## DAWN STREET APARTMENTS







## 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"> <li>1. Provide a couple of bike racks by the entrances to the main lobby/vestibule and commercial space. Coordinate placement with Jakob Helmboldt (<a href="mailto:Jakob.Helmboldt@rva.gov">Jakob.Helmboldt@rva.gov</a>)</li> <li>2. Provide a pet waste station within the right-of-way.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol> |
| WATER RESOURCES                            | Saber Moazamigoodarzi | <a href="mailto:Saber.Moazamigoodarzi@rva.gov">Saber.Moazamigoodarzi@rva.gov</a> | See attached comment letter.  |
| PERMITS & INSPECTIONS                      | George Woodall        | <a href="mailto:George.Woodall@rva.gov">George.Woodall@rva.gov</a>               | 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       | <a href="mailto:James.Kvaternik@rva.gov">James.Kvaternik@rva.gov</a>             | 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         | <a href="mailto:Craig.Pittman@rva.gov">Craig.Pittman@rva.gov</a>                 | Approved.   |
| FIRE                                       | Tony Jones            | <a href="mailto:Anthony.JonesSr@rva.gov">Anthony.JonesSr@rva.gov</a>             | Approved.   |
| ZONING ADMINISTRATION                      | Josh Young            | <a href="mailto:Joshua.Young@rva.gov">Joshua.Young@rva.gov</a>                   | See attached comment memo.  |
| DPU WATER                                  | Jonathan Cosby        | <a href="mailto:Jonathan.Cosby@rva.gov">Jonathan.Cosby@rva.gov</a>               | Approved.   |
| DPU CROSS CONNECTION                       | Lawrence Williams     | <a href="mailto:Lawrence.Williams@rva.gov">Lawrence.Williams@rva.gov</a>         | Provide fire sprinkler drawings.  |



|                    |                 |  |   |
|--------------------|-----------------|--|---|
| DPU STREET LIGHTS  | Garrick Bayton  | <a href="mailto:Garrick.Bayton@rva.gov">Garrick.Bayton@rva.gov</a>   | 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 | <a href="mailto:Ilsen.Gutierrez@rva.gov">Ilsen.Gutierrez@rva.gov</a> | 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   | <a href="mailto:Janine.Lester@rva.gov">Janine.Lester@rva.gov</a>     | Approved  |
| DPW ROW MGMT       | Doug Mawby      | <a href="mailto:Doug.Mawby@rva.gov">Doug.Mawby@rva.gov</a>           | <ol style="list-style-type: none"> <li>1. Depict utility cut restoration limits correctly - per DPW standards.</li> <li>2. Door swings cannot encroach upon the public right of way.</li> <li>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.</li> <li>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).</li> <li>5. The ADA ramps need to align with the sidewalk that feeds them. This corner will need some work to get the ramp right.</li> </ol> |

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](mailto:Richard.Saunders@rva.gov).

Sincerely,



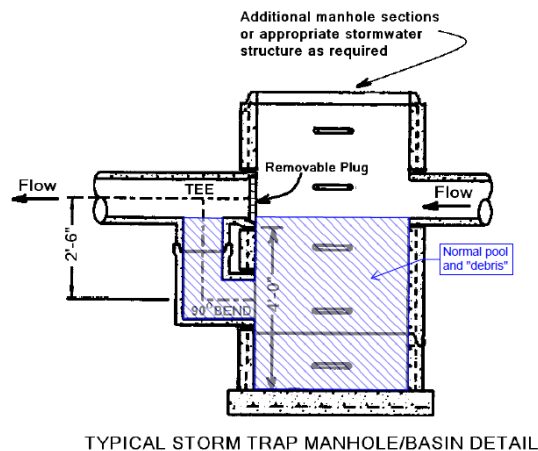
Richard Saunders  
Senior Planner



**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".



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](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