



## 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: \_\_\_\_\_ Date: \_\_\_\_\_

Parcel I.D. #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

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

### Zoning

Current Zoning: \_\_\_\_\_

Richmond 300 Land Use Designation: \_\_\_\_\_

### Proposed Use

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

Commercial Mixed-Use

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No

☐☐

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner Signature:** \_\_\_\_\_

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.