

**From:** jerome legions <jeromelegions1@gmail.com>  
**Sent:** Saturday, July 29, 2023 10:17 AM  
**To:** Brown, Jonathan W. - PDR  
**Cc:** carverneighborhood@gmail.com; Michael Hallmark  
**Subject:** Re: 1120 W Clay St

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Hello Mr. Brown,

In 2017 Dominion Energy came to the Carver Community to ask for support to decommission the Clay Street substation with the option that the community would have a say into how the surplus property would be developed. Fast forward to 2021 the Community took the option to Michael Hallmark who is a neighbor in Carver and asked his thoughts on how the substation could be developed. Mr. Hallmark presented the plans at an open house meeting with Carver Community at the substation in 2022 and the community voted to support the project at the next meeting of the civic association.

[Development Response Form 2022](#)

Jerome Legions, President  
Carver Area Civic Improvement League  
[www.carverva.com](http://www.carverva.com)  
804 439 1309

On Tue, Jul 25, 2023 at 9:46 AM Brown, Jonathan W. - PDR <[Jonathan.Brown@rva.gov](mailto:Jonathan.Brown@rva.gov)> wrote:

July 25, 2023

Jerome Legions, President

Carver Area Civic Improvement League

1009 Catherine Street

Richmond, VA 23220-3109

[carverneighborhood@gmail.com](mailto:carverneighborhood@gmail.com)

[jeromelegions1@gmail.com](mailto:jeromelegions1@gmail.com)

(804) 439-1309

RE: Special Use (New)

1120 W Clay Street

Richmond, VA 23220

N0000467/024

SUP-114046-2022

Dear Jerome Legions,

We have received a Special Use Permit application for the above referenced property, which is located in an R-63 Multifamily Urban Residential District. The applicant has requested a permit which would authorize a commercial, mixed-use building in an existing two-story building and a vacant parcel. Commercial uses are not a permitted principal use in the R-63 district. A Special Use Permit is therefore required. 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:

Michael Hallmark

Future Cities

1 East Broad Street

Richmond, VA 23219

310-503-0110

[Michael.hallmark@futurecities.us](mailto:Michael.hallmark@futurecities.us)

An ordinance was introduced to City Council and is slated for the following public hearings:

Planning Commission: Monday, August 21, 2023, 900 E. Broad St., City Hall, 5th Floor, at 1:30 p.m.

City Council: Monday, September 11, 2023, 900 E. Broad St., 2nd Floor, City Hall at 6:00 p.m.

PLEASE NOTE: These meetings will also be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public. Meeting details can be found on the City's Legislative web-site: <https://richmondva.legistar.com/Calendar.aspx>

If you have any 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

Cc: Michael Hallmark



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

Jonathan W. Brown

Senior Planner

804-646-5734

[jonathan.brown@rva.gov](mailto:jonathan.brown@rva.gov)

[rva.gov/planning-development-review](http://rva.gov/planning-development-review)

900 E. Broad St., Room 511, Richmond, Va. 23219-1907

How am I doing? Please contact my supervisor [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)