



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2016-016:** To authorize the special use of the properties known as 105 East Duval Street, 701 North 1st Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street for the purpose of authorizing up to 182 multifamily dwelling units, commercial uses, and accessory off-street parking, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** February 16, 2016

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#### **PETITIONER**

Matt Engel  
Community Preservation and Development Corporation  
8403 Colesville Road, Suite 1150  
Silver Spring, MD 20910

#### **LOCATION**

Block bound by N. 1<sup>st</sup> Street, E. Duval Street, N. 2<sup>nd</sup> Street and Jackson Street

#### **PURPOSE**

To authorize the special use of the properties known as 105 E. Duval St., 701 N. 1<sup>st</sup> St., 708, 708A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736, and 744 N. 2<sup>nd</sup> St., for the purpose of authorizing a one hundred eighty-two (182) multi-family dwelling units, commercial uses, and accessory off-street parking, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property is primarily vacant. The lone existing structure is the Franciscan convent building at the corner of North 1<sup>st</sup> Street and East Duval Street. The convent will be incorporated into the development of the property. The total land area for the development is 2.52 acres and is located in the Jackson Ward neighborhood on the block bounded by North 1<sup>st</sup> St., East Jackson St., North Second St., and East Duval St.

The proposal is to develop up to 182 multi-family dwelling units and 6,000 square feet of commercial space at the corner of North 1<sup>st</sup> and East Jackson Street. This project is part of a joint partnership between the Richmond Housing and Redevelopment Authority (RRHA) and the Community Preservation and Development Corporation (CPDC). As part of the project, 72 of the dwelling units would serve as replacement housing for RRHA's Fay Towers senior development in the Gilpin neighborhood. The remaining units would be a mix of 1 to 3-bedroom units, with all dwelling units wrapping around two outdoor, centrally located plazas. The proposal also includes ground floor commercial uses at the corner of North 1<sup>st</sup> Street and East Jackson Street.

The Richmond-Petersburg Turnpike I-95/164 is located to the north. The properties to the west are zoned R-63 and are occupied by one-, two-, and multi-family dwellings. The properties to

the east are vacant and zoned R-53, and the properties to the south are zoned R-53 and R-63 with a mix of single-, two-, and multi-family dwellings as well as some vacant lots.

The Richmond Downtown Plan recommends General Urban and Urban Center Areas for the subject property. The Plan states, "Historic Jackson Ward is also an example of the general urban condition in Richmond. The district represents the historic pattern of settlement in Downtown Richmond, with a connected network of blocks and streets and buildings shaping the public space. A mix of buildings types exist in the neighborhood, ranging from single-family homes to rowhouses to mixed-use, main street buildings (p. 3.24)." "The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. The apartment buildings along The Boulevard are an example of a residential urban center condition in Richmond, with a dense urban fabric of three to five story buildings, and limited retail at key intersections (p. 3.25)." The Urban Center Area designation is applied to the eastern half of the subject property, running along North 2<sup>nd</sup> Street.

Staff recognizes the potential positive impact of the proposed development on the mostly vacant property, furthering the goals of the Richmond Downtown Plan to encourage higher-density mixed-used development in the Urban Center Areas. The combination of activated street frontages, corner commercial uses, and improved pedestrian amenities should also be an asset to the surrounding community.

Staff finds that the City Charter conditions relative to the granting of special use permits has been met. Therefore, staff recommends approval of the special use permit request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property is primarily vacant. The lone existing structure is the Franciscan convent building at the corner of North 1<sup>st</sup> Street and East Duval Street. The convent will be incorporated into the development of the property. The total land area for the development is 2.52 acres and is located in the Jackson Ward neighborhood on the block bounded by North 1<sup>st</sup> St., East Jackson St., North Second St., and East Duval St.

### **Proposed Use of the Property**

The proposal is to develop up to 182 multi-family dwelling units and 6,000 square feet of commercial space at the corner of North 1<sup>st</sup> and East Jackson Street. This project is part of a joint partnership between the Richmond Housing and Redevelopment Authority (RRHA) and the Community Preservation and Development Corporation (CPDC). As part of the project, 72 of the dwelling units would serve as replacement housing for RRHA's Fay Towers senior development in the Gilpin neighborhood. The remaining units would be a mix of 1 to 3-bedroom units, with all dwelling units wrapping around two outdoor, centrally located plazas.

### **Master Plan**

The Richmond Downtown Plan recommends General Urban and Urban Center Areas for the subject property. The Plan states, "Historic Jackson Ward is also an example of the general urban condition in Richmond. The district represents the historic pattern of settlement in Downtown Richmond, with a connected network of blocks and streets and buildings shaping the public space. A mix of buildings types exist in the neighborhood, ranging from single-family homes to rowhouses to mixed-use, main street buildings (p. 3.24)." "The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. The apartment buildings along The Boulevard are an example of a residential urban center condition in Richmond, with a dense urban fabric of three to five story buildings, and limited retail at key intersections (p. 3.25)." The Urban Center Area designation is applied to the eastern half of the subject property, running along North 2<sup>nd</sup> Street.

### **Zoning & Ordinance Conditions**

The development site for this mixed-use, multifamily and commercial project consists of fifteen (15) separate parcels, all located within the same block. Two of the parcels are collectively bounded by North 1<sup>st</sup> Street, East Duval Street, and East Jackson Street and are located in the R-63 Multifamily Urban Residential District. City blocks in the vicinity of these two parcels located to the west and south are also zoned R-63. The remaining thirteen (13) parcels are collectively bounded by North 2<sup>nd</sup> Street, East Duval Street, and East Jackson Street and are located in the R-53 Multifamily Residential District.

Multi-family dwelling units as well as corner commercial uses are permitted in the R-63 District and multi-family dwellings are permitted in the R-53 District. However, the proposed development does not meet a number of zoning requirements, including maximum building height, minimum parking, yard setbacks, minimal usable open space, and lot coverage and lot area per dwelling unit.

The SUP ordinance requires that a minimum of 147 parking spaces be required and that exterior building design, materials, and colors shall be substantially as shown on the attached plans.

In addition, the ordinance includes a condition which limits the types of alcoholic beverages sold and the hours during which alcohol can be sold.

### **Surrounding Area**

The Richmond-Petersburg Turnpike I-95/I64 is located to the north. The properties to the west are zoned R-63 and are occupied by one-, two-, and multi-family dwellings. The properties to the east are vacant and zoned R-53, and the properties to the south are zoned R-53 and R-63 with a mix of single-, two-, and multi-family dwellings as well as some vacant lots.

### **Neighborhood Participation**

Staff has contacted 2<sup>nd</sup> District Council Representative, Charles Samuels, and the Historic Jackson Ward Association. Staff has received no letters of support nor opposition.

**Staff Contact:** Willy Thompson, Senior Planner, (804) 646-5734

