



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: 111 Spring St Date: 04/14/20
Tax Map #: W0000094001 Fee: #2400
Total area of affected site in acres: 1.289

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

Zoning

Current Zoning: M1 / RO-3
Existing Use: Vacant

Proposed Use

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

Parking Garage
Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Daniel Hayes

Company: Draper Aden Associates
Mailing Address: 1030 Wilmer Ave, #100
City: Richmond State: VA Zip Code: 23227
Telephone: (804) 237-1857 Fax: (804) 264-8773
Email: dhayes@daa.com

Property Owner: Virginia Housing Development Authority (VHDA)

If Business Entity, name and title of authorized signee: Janet Wigglesworth

(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: 601 S Belvedere St
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 982-1112 Fax: (804) 343-8414
Email: Janet.Wigglesworth@vhda.com

Property Owner Signature: Janet C Wigglesworth

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)



1030 Wilmer Ave, Suite 100
Richmond, Virginia 23228
(804) 264-2228 • Fax: (804) 264-8773
www.daa.com

April 16, 2020

APPLICATION FOR A SPECIAL USE PERMIT
FOR THE VIRGINIA HOUSING DEVELOPMENT AUTHORITY (VHDA)

APPLICANT'S REPORT

The Virginia Housing Development Authority (VHDA) is located at 601 South Belvedere. VHDA was created in 1972 by the General Assembly to help Virginians attain quality, affordable housing. They carry out this mission by working in public-private partnerships with local governments, community service organizations, lenders, realtors, developers and many others, providing mortgages for first-time homebuyers, as well as financing for apartment communities and neighborhood revitalization efforts. The VHDA Headquarters (HQ1) was constructed and occupied in the late 1980's. VHDA intends to consolidate operations and develop a second Headquarters Building (HQ2) adjacent to HQ1. Concurrent with the design and construction of HQ2 is the construction of a 282-space 4-level parking garage on the lot across First Street (111 Spring St.).

This application for the Special Use Permit for proposed improvements to parcel W0000094001, 111 Spring Street, is to:

- Request a waiver of the yard regulation requirement in the district RO-3 portion of the property;
- Request an easement of the vertical encroachment of the proposed walkway over First Street;
- Request for a waiver of Section 30-428.1.6.a.

Waiver of yard regulation requirement:

The subject lot is currently split zoned, with RO-3 (Residential-Office) over the southern portion, and M-1 (Light Industrial) over the northern portion. The proposed parking deck is bisected by the zoning boundary.

Yard regulations in district RO-3 require a 15-foot front yard setback and 10-foot side and rear yard setback (Section 30-428.6), while the yard regulation in District M-1 allows for a zero-foot setback (Sec 30-452.2). We request exception and consideration of the M-1 zoning for the entire parcel, allowing a zero-foot setback similar recently constructed adjacent parking garage at the Virginia War Memorial. Utilizing a zero-foot setback will provide a consistent appearance along the eastern side of First Street and allow for an expanded parking deck footprint while minimizing the overall deck height, preserving the viewshed towards downtown and the James River.

Aerial Encroachment Easement:

A key component to the overall project is a proposed elevated pedestrian walkway over First Street, connecting the Parking Deck to the VHDA HQ2 building. The proposed elevated pedestrian walkway encroaches on the vertical right of way of First Street, spanning First Street at a minimum height of 13.8 feet

clear. The addition of this walkway allows for the following:

- Pedestrian traffic from the parking deck to VHDA HQ1 and HQ2 is directed off First Street, allowing for an unencumbered passage of vehicles.
- The elevated walkway provides an accessible route from the parking deck to HQ1 and HQ2, allowing for accessible visitor parking in the parking deck.
- The elevated walkway simplifies wayfinding between the deck and the VHDA building.

Waiver of Section 30-428.1.6.a

Section 30-428.1.6.a of the Richmond Zoning Ordinance states the following:

No portion of the ground floor of such structure located along a principal or priority street frontage shall be used for parking or related circulation of vehicles, but such portion shall be devoted to other permitted principal uses which shall have a depth of not less than 20 feet along the principal priority street frontage or to means of pedestrian or vehicle access, provided that vehicle access along such street frontage shall be permitted only when no other street or alley is available for adequate access. In the case of a portion of a story located along a principal street frontage having less than five feet of its height above the grade level of the building façade along the street frontage, the provisions of this paragraph prohibiting parking or related circulation of vehicles shall not apply, provided that parking spaces shall be completely screened from view from the street by structural material similar to the material of the building façade. Upper stories of such structure may be used for parking or related circulation of vehicles subject to the fenestration requirements set forth in Section 30-428.10.

The project requests a waiver of this requirement based on the context of 2nd Street and Spring Street, as the adjacent parcels do not contain uses that would promote the pedestrian or commercial-oriented corridor presumed to be present in this section. There are currently no publicly accessible commercial or retail properties along this frontage, and as such, it would be difficult to attract a commercial or retail tenant to the required non-parking frontage of the proposed parking deck. It is therefore requested that this section be waived, to permit vehicular parking in this portion of the structure.

Other such permitted uses would increase vehicular and pedestrian traffic utilizing the parking garage and property as a destination.

In accordance with the City of Richmond Special Use Permit the following amendment will not:

- Be detrimental to the safety, health, morals and general welfare of the community involved:
 - The construction of the parking deck and elevated walkway as proposed will provide a positive impact to the community, providing additional parking within walking distance of City amenities. In addition, the facilities are an expansion of the existing facility, will be monitored by VHDA safety/security staff, and will continue to provide access for lunches by the adjacent community;
- Tend to create congestion in the streets, roads, alleys, and other public ways and places in the area involved:
 - The proposed SUP will reduce congestion along public rights of way, reducing pedestrian traffic on First Street, and standardizing/simplifying vehicular flows and turning movements;
- Create hazards from fire, panic or other damages:
 - The proposed SUP will provide adequate access for fire protection, using exterior fire hydrants, fire department connections, and through providing adequate fire access;
- Tend to cause overcrowding of land and an undue concentration of population:
 - The proposed parking deck provides necessary parking for the VHDA HQ1 and the proposed HQ2, and will not overcrowd the existing site;
- Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements:
 - The proposed SUP in its existing location does not interfere with schools, parks, and playgrounds. The SUP does not result in additional demands for domestic/fire water and does not increase the discharge into the existing sewer system, nor does it negatively impact transportation or other

- public requirements, conveniences and improvements;
- Interfere with adequate light and air.
 - The proposed amendment in its existing location does modify or impede the lighting or air condition on the property or to adjacent properties.

The signage plan for this project has not yet been developed and will be approved by the director separately.

Sincerely,

DRAPER ADEN ASSOCIATES

Daniel Hayes

Daniel Hayes, PE PMP
Senior Project Manager