



January 18, 2013

Joshua Bilder
Sterling Bilder LLC
17 South Belmont Avenue
Richmond, VA 23221

**RE: Special Use for 418 N. 25th Street
To Authorize Residential Density, Parking, Setback, and Height Waivers for
Mixed Use in UB-PE2
File# 9681**

Mr. Bilder:

Thank you for resubmitting your request to rehabilitate the historic East End Theater as a mixed use development. The plans that were resubmitted represent a redesign of the proposed development from the original request that was submitted in May of 2012. Staff recognizes that this redesign resulted from discussions with nearby residents, neighborhood groups, City and State agencies, and your willingness to incorporate, in a substantive way, input from these groups. Staff greatly appreciates your continuing efforts to renovate the East End Theater as an example of revitalization and historic preservation in the Church Hill North City Old and Historic District.

One prominent change from the initial submission to the current proposal is a decrease in the residential density. Compared with the previous request for 39 dwelling units, the current request shows plans for 24 units. In addition, the floor area of the ground level commercial has increased from 1,275 SF in the first submission to 3,351 SF. These figures represent a drop in the ratio of dwelling unit area to commercial use area from approximately 22:1 to 6:1 and bring the development closer to the normally permitted ratio of 3:1. The planned addition to the Theater has also been reduced in size and height. The addition's front and side yard setbacks have been increased.

For the resubmission of the plans, staff offers the following comments:

Land Use Administration (Tom Phan, 804-646-5734):

1. 13 parking spaces to serve the uses of the property are proposed on a currently vacant lot across 25th Street. The plans show a curb cut providing one way access to this parking lot from 25th Street. However, this block of 25th Street and the surrounding area developed historically as a pedestrian-oriented street with wide sidewalks and narrow building set back. Introducing a new curb cut for the parking area would disrupt the existing brick sidewalk, create a pedestrian/automobile conflict point, and be contrary to the pedestrian-oriented nature of the neighborhood. Staff recognizes your desire to maximize the number of off-street parking provided on this lot, but also believes that this parking area should impact the existing pedestrian oriented character of the neighborhood as little as possible.

The impact of this parking area can be minimized by providing access only from the alley as proposed on the initial submission of the plans. The parking area should also be screen along the 25th Street frontage by landscaping and/or decorative fence.

2. The existing East End Theater building is set back from the northern property line by approximately 23 feet. The originally proposed addition extended to the property line at the rear of the building and was set back three feet at the front of the building. In the current proposal, the addition is set back approximately 40 feet from 25th Street and 4 feet from the northern property line. While this new configuration is a great improvement, the side yard set back should be further maximized to provide additional spatial separation between the addition and the adjacent single family residence.

As a guideline, the normal requirement for side yard set back in the UB district is 10 feet from any R or RO district property. Although the adjacent property is located in the UB district, its use is as a single family detached dwelling, and the separation between it and the addition should be maximized to the greatest extent possible even at the potential loss of units in the addition.

3. Several units are shown as having floor areas of less than 500 square feet. The Planning Commission has previously expressed strong concerns regarding small unit sizes in their consideration of similar special use permit requests. Please reconfigure the floor plan or combine the units so that those with small floor area are eliminated.
4. Please submit typical floor plans of the units in the addition.
5. A parking waiver is being requested based on the increase in permitted residential density and possibly for the commercial use of the first level. Please submit a parking survey with photos documenting the availability of on-street parking within a 300 feet radius of the property. The survey should be conducted at a maximum interval of two hours from 8am to 10pm over the course of one or two days.
6. The new plans appear to show operable windows in all of the dwellings units in a manner consistent with the Planning Commission's Resolution to discourage the construction of units without these windows. Please confirm that all units have operable windows.
7. Usable open space ranging from 25 to 60 percent of the lot area is required in the City's multifamily residential zoning districts. Especially for a multifamily development with the proposed density, access to usable open space on the property is important for the welfare and quality of life of the residents. The large front yard set back of the addition provides a great opportunity for usable open space. Please provide a plan showing landscaping and the configuration of this outdoor space as an amenity for the residents.
8. Please submit a landscaping plan for the entire site including the screening planned for the northern property line and trees to be planted in the right of way.
9. The building's facilities for trash storage/removal are not indicated on the plans. Because it is unimproved, trash pickup service is not available from the alley at the rear of the building. Please detail where trash will be stored for both the dwelling and commercial uses in the building and how it will be serviced.
10. Please show the location of the proposed ornamental street lights on the plans. City standard fixture and installation details can be obtained from DPU (Bill Sanders, 646-8516).
11. Please indicate the location of HVAC units. These units should be screened from public view.
12. Please provide the maximum heights of the existing building and addition as measured from mean grade.

Traffic Engineering Division (Travis Bridewell, 804-646-5745):

1. Please refer to the attached memorandum dated January 3, 2013.

Building Inspections (George Woodall, 804-646-6978):

1. Comments for permitting phase of the project. Please refer to the attached memorandum dated January 16, 2013.

Department of Public Utilities (Norris Baker, 804-646-1397):

1. Please contact Bill Sanders, 646-8516, regarding installation of ornamental street lights. Please refer to the attached memorandum and comments for the permitting phase of the development dated January 11, 2013.

Water Resources (Divan DePriest, 804-646-6964):

1. Please refer to the attached memorandum and comments for the permitting phase of the development dated January 4, 2013.

Comments have not yet been received from **Right of Way Management** (Doug Mawby, 646-0110) but will be forwarded to you as soon as they are available. Once all comments have been received and addressed, please submit two full size set and one half size set of plans along with a letter detailing your response or revisions to the plans. Please also note that future submissions could generate additional comments.

Should you have any questions, please do not hesitate to contact me at (804) 646-5734 or via e-mail at Tom.Phan@Richmondgov.com.

Sincerely,



Tom Phan
Senior Planner

Enc.

**Special use permit application for 418 N. 25th St
DPW - Traffic Engineering Section review by Travis Bridewell
January 3, 2013**

Comments from a traffic safety/operations standpoint:

- Building lot
 - o All design features are in compliance with standard traffic engineering practices.
- Parking lot
 - o The plans do not show how vehicles leave the one-way parking lot and onward to a public street.
 - o Other review agencies must speak to the number of parking spaces given the 24 dwelling units.



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

To: Tom Phan, Senior Planner

From: George A. Woodall, Engineer II

Date: January 16, 2013

Subject: Special Use Permit – 418 N. 25th Street, 2nd Review

The following building code comments are based on a review of the plans submitted. These are items that must be addressed with the building permit submission unless they affect the location of the building on the site or its appearance.

- Virginia is under the IBC 2009 building code, adopted by the state with amendments as VCC 2009.
- Virginia is under ICC/ANSI A117.1-2003 for technical requirements for accessibility.
- The percent openings based on fire separation distance permitted in the exterior walls must comply with Table 705.8 IBC 2009.
- Plans indicate that the angle between the exterior wall for the front stair and the adjacent exterior wall is 90 degrees. Either the adjacent exterior wall must be 1-hour fire rated within 10 feet of the stair wall or the stair wall & egress door must be fire-rated as required for the interior walls per Section 1022.6 IBC 2009.
- The accessible parking space must be a van accessible parking space per Section 1106.5 IBC 2009.
- The accessible parking space is on a diagonal and must be van accessible. The access aisle adjacent to this parking space must be on the passenger side of the space per Section 502.4.1 ICC/ANSI A117.1-2003.
- A minimum one Type A dwelling unit must be provided per Section 1107.6.2.1.1 IBC 2009.
- Dwelling units in the addition must be Type B dwelling units per Sections 1107.6.2.1.2 & 3411.5 IBC 2009.
- Additional or revised plans may result in additional comments.

If you have any questions please contact George A. Woodall at 804-646-6978 or george.woodall@richmondgov.com



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

January 4, 2013

To: Tom Phan, Senior Planner

From: Divan DePriest
Project Management Analyst
DPU Water Resources Division

Subject: Special Use Permit
418 North 25th
File# 9681

We have reviewed the above mentioned project and while we have no comments at this time we would like to remind the applicant that the following information will be required at the time of building/land disturbing permit:

- Completed Erosion & Sediment checklist to include calculations on plans
- Completed Storm Water drainage checklist to include calculation on plans
- Four sets of civil drawings showing all erosion & sediment control, drainage, and any stormwater calculations and computations for the proposed site.
- A completed responsible land disturber (RLD) form
- A bond for the Erosion & Sediment Control measures (to be determined at a later date)
- A Easement & Maintenance Agreement for the on-site BMP (if applicable)



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

DATE: January 11, 2013

TO: Tom Phan, Senior Planner
Land Use Administration, DCD

FROM: Norris Baker, Jr., Engineer II
Development Services, DPU

RE: **SUP-9681 418 N. 25th St. (East End Theater)**
Plans dated 12/18/12

The Department of Public Utilities has reviewed the plans for the proposed Special Use Permit and provides following comments.

ELECTRIC

The plan proposes no street lighting at this time. If lighting is required plans must be submitted for review. Contact Mr. Bill Sanders 646-8516 for additional information.

WATER

1. The Department has no objection to the Special Use Permit. The plans as submitted do not address any water utility information. There are currently no water utilities servicing the property. Future plan submittals must address the following:

Identify the proposed and existing water services lines and meters. (Proposed new and to be abandoned)

2. Plans need to address the requirements of the backflow prevention of the water service lines. There may be an issue of distance (limited) from the proposed meters to the backflow devices.

Future submittal will require a full set of Water Utility Plans prepared in accordance with the City of Richmond's Water Distribution System Design Guidelines and Standard Specifications and Details. Approved Utility Plans are required prior to approval of any permits including building, work in the street permits, or water or sewer permits. The plans as submitted are not signed and sealed by a licensed professional.

WATER-BACKFLOW PREVENTION

Service line protection may be required on water services to this facility. For backflow requirements and details contact Terrence Johnson 646-3026 or Lawrence Williams 646-8510. Backflow design and details must be reviewed and approved prior to the approval of the building permit.

GAS

Natural gas service is available to the site and can be provided by the City of Richmond Department of Public Utilities. In most situations gas mains and services can be provided at no cost to the customer.

Please contact our Energy Services Team at 646-5250 for additional information and to assist with questions or evaluations of your project.

SANITARY/COMBINED SEWER

The Department has no objection to the Special Use Permit. The plans as submitted do not address any sanitary sewer utility information. An approved Utility Site Plan is required prior to the approval of any permits to be issued by DPU-Development Services. Plans must be prepared in accordance with the city's standard specifications and details. The plans are missing the seal and signature of a licensed professional.

A no objection or an approval of a Special Use Permit by DPU is not to be interpreted as an approval for Utility Site Plan requirements

INDUSTRIAL WASTEWATER

The proposed project may impact the City of Richmond's Industrial Wastewater program. Any proposed grease/ traps must be shown and detailed on the plans.

The applicant is responsible for providing all required technical drawings and specifications to the Department of Public Utilities' Development Services Division to make a complete review. The applicant is responsible for securing all Department of Public Utilities permits and for payment of all materials and labor costs associated with monitoring, adjusting, permitting, installing, removing or relocating of any public utilities.