



3600 Grove Avenue Special Use Permit

Final Result: City Council approved the SUP for 3600 Grove Avenue on Monday, May 8, 2023. If you have any questions regarding the City Council decision, please contact 1st District Councilman, Andreas Addison (andreas.addison@rva.gov).

Summary

There has been a Special Use Permit application for this property, which is located in R-48 Multifamily Residential District. The applicant has requested a permit which would authorize the construction of a multifamily building which does not meet certain feature requirements within the R-48. *Please note: this property is not located within the Museum District Design Overlay District.

Elements of the SUP are outlined below:

- The request in this SUP is the change of use from the current adult care multifamily use (which is currently non-operational) to multifamily residential at the height and density shown in the Plans. The Applicant proposes that the existing dilapidated 1950s building on the Property - formerly with 60 adult care residential beds, 20 staff members, and 39 on-site parking spaces - be demolished and replaced with a new high quality mid-rise community scale residential multifamily building. Specifically, the Applicant expects to:
 - (i) Construct a new six (6) story residential Building containing approximately 260 dwelling units comprised of a mix of studio, one (1) bedroom, and two (2) bedroom market rate apartments for rent;
 - (ii) Construct accessory structured parking on the interior of the parcel with approximately 390 on-site structured parking spaces and exterior screening as shown on the Plans, providing a parking ratio of approximately 1.5 spaces per dwelling unit;
 - (iii) Enhance the interior ground floor space for use as an active, programmed resident space, with the architectural forms of commercial space, such as two-story windows and ceilings at the Grove Avenue and Thompson Street intersection to maximize engagement with the surrounding streetscape;
 - (iv) Construct high quality exterior finishes, with metal and glass balconies, brick and glass finishes on the ground floor and second floor, and a mix of high quality materials arranged horizontally on upper floors to create various forms of architectural language;



- (v) Install sidewalks, street trees, curb and gutter, and pedestrian and vehicle safety bump-outs at the intersections of 195 and Thompson Street and Grove Avenue and Thompson Street, preserving on-street parking along Grove Avenue;
- (vi) Bury most power lines along Thompson Street and Grove Avenue adjacent to the project; and
- (vii) Install new decorative street lights along Thompson Street and Grove Avenue that generally conform with similar decorative street lights throughout the Museum District.

The Property is not located within the Museum District Design Overlay District and is located within the area of the Museum District Association (“MDA”).

By way of background, the Property is zoned R-48. The adult care residence use was not permitted under the applicable zoning. The care use was grandfathered and established before the R-48 zoning was implemented at the Property. Properties immediately surrounding the Property to the south are zoned RO-2, with a mix of commercial and medical office uses. Properties to the west across I-195 and the railroad are zoned R-58. Properties to the east are zoned R-6 and occupied by a mix of single- family, two-family, and multifamily dwellings. Properties to the north across the I-195 exit are zoned R-48 but deployed as a City.

Visit the Richmond City Online Permit Portal [HERE](#) for public documents related to this project.

Application Timeline

Monday, February 27: City Council introduced the developer's draft ordinance to authorize the special use of 3600 Grove Avenue and referred that ordinance to the Planning Commission.

Friday, March 17: Museum District Association Board of Directors submitted a [formal letter of opposition](#) to the Planning Commission and City Council.

Monday, March 20, 1:30 p.m. - Representatives of the MDA (Karen Headley, Zoning Chair, and Caley Crawford, Immediate Past President) presented the MDA Board position to “Oppose” the SUP ordinance to Planning Commission. The ordinance was discussed by Planning Commission and continued to a future meeting. Minutes can be found [here](#).

Tuesday, April 11 - The developers presented [updated plans](#) to the Museum District Association. Updates included:



- Building stepped back after the 4th floor and further stepped back after the 5th floor for the entire length of Thompson Street (which reduced the unit count to 253).
- Amenity Area on the 6th floor is stepped back to the 6th floor Thompson Street step-back following same line.
- Roof line massing reduced overall with significant reduction of roof at the amenity area on the 6th floor.
- Building stepped back after the 5th floor for the entire length of Grove Avenue.
- Clarified the balconies on the 5th floor on Thompson Street are inset from the step back.
- Provided an updated 3D rendering of the Thompson Street frontage at both the sidewalk on Thompson Street at the building and across the street to the East.
- Revised the signage from a blade sign on the building to a sign on the canopy entrances to the building.
- Confirmed that the building lighting (including parking deck) would be dark sky compliant.

Monday, April 17, 1:30 p.m. - SUP was continued to this Planning Commission meeting. The MDA submitted an updated vote of “not opposed” for this SUP application. Our formal letter with more details can be found [here](#). Please note that this is NOT a letter of endorsement.

Monday, April 24 - City Council approved the SUP for 3600 Grove Avenue on Monday, May 8, 2023. If you have any questions regarding the City Council decision, please contact 1st District Councilman, Andreas Addison (andreas.addison@rva.gov).

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Resources and Communications

- The project's original concept plan, elevations, traffic impact analysis, and more are posted [here](#). Updated plans can be found [here](#).
- A recording of the virtual public meeting hosted by the developer is available [here](#). (Link and password are in the blue bar across the top of the page).
- [Click here](#) to read our letter to the development team sharing the Zoning & Land Use Committee's initial feedback.
- On February 10, MDA representatives met with Councilman Andreas Addison and Jonathan Brown (Senior Planner, Land Use Administration, City of Richmond) to share concerns about this SUP.
- On March 20, MDA representatives presented the MDA Board's position to “Oppose” the SUP to the Planning Commission. Planning Commission decided to continue the SUP until the April 3 meeting.



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- On April 11, the developers of this project presented [updated plans](#) to the Museum District Association. As a result of these changes, the MDA submitted an updated vote of “not opposed” for this SUP application - our formal letter with more details can be found [here](#).