

*Added to 1000 series
dated 6/11/90*

**The Fan District Association
of Richmond Inc.
P.O. Box 5688
Richmond, VA 23220**

June 7, 1990

Mr. Donald C. Bruegman
Senior Vice President
Virginia Commonwealth University
Box 2512
Richmond, VA 23284

Dear Don,

As a follow-up to my letter to you of November 20, and your response of December 14, I have outlined below the current understanding between VCU and the Fan District's civic associations, regarding the property on the west side of Harrison Street between Cary and Floyd that has been included in the University's master site plan approved by the Board of Visitors in November, 1989.

Both the University and the Fan District neighborhood are vitally interested in improving the residential neighborhood adjoining the University by increasing owner-occupancy along both sides of the 1100 block of Floyd Avenue (and other east-west streets--Grove and Park) and by preserving the residential character of the blocks bounded by Harrison, Cary, Morris and Floyd.

While both the University and the Fan District need to accept the responsibility for this effort, we have discussed the possibilities of some joint initiatives with the VCU Foundation and private developers to renovate buildings into less densely occupied homes in this lower Fan area.

To achieve these goals, we have agreed as follows:

- 1) The northern boundary between the Fan and the University west of Harrison Street is south of the east-west property line from Harrison to Morris Streets behind the houses fronting on the south side of the 1100 block of Floyd Avenue. On the north side of the 1100 block of West Main Street, the western boundary is east of the western-most parcel in that block east of Morris Street. The master site plan also includes the properties fronting on the west side of South Harrison Street between Main and Cary Streets and extends along the north side of Cary Street to Morris Street. VCU will not acquire or use any other properties west of Harrison Street outside these boundaries beyond those already owned by its Foundation.
- 2) The University shall minimize the adverse impact of its use of land on the west of Harrison Street so that it is compatible with the residential and commercial character of the surrounding neighborhood.
- 3) There will be no demolition of structures that contribute to the neighborhood's national and state historic designation along the west side of Harrison Street, unless issues of life safety or irreparable Code violations intervene, provided that these conditions were not

created by demonstrated neglect of the properties by the University. These structures include all of the structures facing Harrison Street. However, it was agreed that VCU will have the right to demolish minimal portions of the rear of such houses (also known as in-fill construction), provided the facades are maintained and the portions demolished are only that necessary to convert the houses to the types of University uses permitted in the next paragraph.

4) All structures along the west side Harrison Street between Floyd and Cary Streets and in the 1100 block of West Main Street that are used or acquired by VCU will be used only for residential or commercial office space, in keeping with our joint objectives for the neighborhood's improvement. Housing and office use will be low density.

5) There shall be no dormitory or large apartment buildings in the area west of Harrison Street within the master plan boundaries spelled out in 1) above. The University shall not be a party to any planned development of fraternity or sorority housing in this area.

6) VCU will consult with the Fan District Association as its plans for the areas west of Harrison Street are developed. This consultation will take place sufficiently in advance of the implementation of those plans to enable the neighborhood to have a realistic opportunity to review the plans and have input in the land use planning process.

7) In a separate, but related matter, the Fan District proposed November 16, 1989 that it would support VCU's efforts to have the City transfer management of Monroe Park to the University for improved maintenance as public open space with no University buildings, the effect of which would be to direct the university's future growth to the north and east. In exchange, the University's Board of Visitors agreed on that date that VCU will seek no further expansion into its residential neighbors to the west or south, beyond existing Foundation ownership, than what is contained in this current master plan.

In summary, the intent of the University and the Fan District is to create a vital, seamless transition between University and neighborhood by improving the so-called seam between them. Significant University incursion west of Harrison Street for purposes other than described in this understanding would have the effect of moving the seam westward, and must be avoided if the neighborhood that borders the University is to be preserved and improved.

Don, this captures the sense of the understanding that the Fan District's participants in our discussions have regarding our agreement on the master site plan. If it accurately reflects your understanding of that agreement, please so indicate by signing in the space provided below and returning a copy of this letter to me.

We would like to put negotiations behind us, in the sense of opposing VCU, and get on with working cooperatively to improve housing and security in the lower Fan.

Sincerely,



Peter Boisseau
Fan District Association



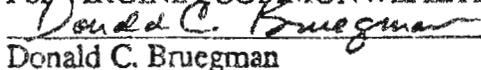
David Hazlehurst
Lower Fan Civic Association



William R. Creekmur
West Avenue
Improvement Association

I have reviewed this letter and concur that it reflects our understanding.

For VIRGINIA COMMONWEALTH UNIVERSITY

 TITLE: Senior Vice President/Administration

Donald C. Bruegman