

INTRODUCED: January 8, 2024

AN ORDINANCE No. 2024-020

To authorize the special use of the properties known as 1401 Hull Street and 1407 Hull Street for the purpose of a mixed-use building with off-street parking, upon certain terms and conditions.

Patron – Mayor Stoney (By Request), Ms. Robertson and Ms. Trammell

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 12 2024 AT 6 P.M.

WHEREAS, the owner of the properties known as 1401 and 1407 Hull Street, which are situated in a B-5 Central Business District, desires to use such properties for the purpose of a mixed-use building with off-street parking, which use, among other things, is not currently allowed by section 30-442.4, concerning yards, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 25 2024 REJECTED: _____ STRICKEN: _____

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 1401 Hull Street and 1407 Hull Street and identified as Tax Parcel Nos. S000-0153/016 and S000-0153/018, respectively, in the 2024 records of the City Assessor, being more particularly shown on surveys entitled “Plat Showing a Physical Survey of #1401 & #1405 Hull Street, City of Richmond, Virginia,” prepared by Halder Surveys, P.C., and dated September 15, 2015, and “Survey of Lot and Improvements Theron [sic] Located at #1407 Hull Street, Richmond, Virginia,” prepared by A. G. Harocopos & Associates, P.C., and dated July 13, 2021, provided as insets on sheet A. 100 of the plans entitled “1401-1407 Hull St, 1401-1407 Hull Street, Richmond, VA 23224,” prepared by Walter Parks Architects, and dated September 6, 2023, copies of which are attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a mixed-use building with off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1401-1407 Hull St, 1401-1407 Hull Street, Richmond, VA 23224,” prepared by Walter Parks Architects, with sheets A.100, A.202, A.203, A.301, A.302, A.303, and A. 304 dated September 6, 2023, and sheet A.201, dated December 1, 2023, and “1401-1407 Hull St., City of Richmond, Henrico County, Virginia,” prepared by sekivsolutions, and dated August 21, 2023, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a mixed-use building with off-street parking, substantially as shown on the Plans.

(b) No less than 27 off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed five stories, substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including visitor bicycle parking along Hull Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works, or the designee thereof, that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

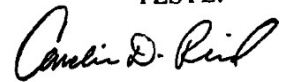
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

City Attorney's Office

**A TRUE COPY:
TESTE:**



City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2023-1850

File ID: Admin-2023-1850

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department: Richmond Dept of Planning & Development. Review

Cost:

File Created: 10/31/2023

Subject:

Final Action:

Title: To authorize the special use of the property known as 1401 and 1407 Hull Street for the purpose of a mixed-use building, with off-street parking, upon certain terms and conditions.

Internal Notes:

Code Sections:

Agenda Date: 01/08/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: 1401 & 1407 Hull St MAP.pdf, 1401 Hull St O&R docs COMBINED.pdf, Scanned SUP - 1401 Hull St.pdf

Enactment Number:

Contact:

Introduction Date:

Drafter: jonathan.brown@richmondgov.com

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/13/2023	Jonathan Brown	Approve	12/15/2023
1	2	12/13/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	12/14/2023	Kevin Vonck	Disapprove	12/20/2023
Notes: Please remove the draft documents from attachments.					
1	4	12/15/2023	Jonathan Brown	Approve	12/19/2023
1	5	12/15/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	6	12/19/2023	Kevin Vonck	Approve	12/22/2023
1	7	12/19/2023	Alecia Blackwell - FYI	Notified - FYI	
1	8	12/19/2023	Sharon Ebert - FYI	Notified - FYI	
1	9	12/19/2023	Caitlin Sedano - FYI	Notified - FYI	
1	10	12/20/2023	Jeff Gray	Approve	12/21/2023
1	11	12/20/2023	Lincoln Saunders	Approve	12/22/2023
1	12	1/2/2024	Mayor Stoney	Approve	12/22/2023

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2023-1850

Title

To authorize the special use of the property known as 1401 and 1407 Hull Street for the purpose of a mixed-use building, with off-street parking, upon certain terms and conditions.

Body

O & R Request

DATE: December 11, 2023

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 1401 and 1407 Hull Street for the purpose of a mixed-use building, with off-street parking, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit for the purpose of mixed-use building including 60 residential units and ground floor commercial, with 27 off street parking, within a B-5 Central Business Zoning District. The proposed use is not currently permitted by section 30-442.4(2), concerning side yards, of the Code of the City of Richmond, 2023. A Special Use Permit is therefore required.

BACKGROUND: 1401 and 1407 Hull Street is currently improved with two buildings with a combined 9,404 sq. ft. of commercial space within buildings, constructed in 1920, situated on a combined 11,134 sq. ft. (.24 acres). The property is located in the Manchester neighborhood, between 14th and 15th Streets.

The City’s Richmond 300 Master Plan designates a future land use for the subject property as

Community Mixed-Use which is defined as “Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.”

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for this property is B-5 Central Business Zoning District. Adjacent properties are located within the same B-5 District. The density of the proposed development, overall, is approximately 60 units upon .24 acres equaling 250 units per acre.

COMMUNITY ENGAGEMENT: Hull Street Action Association contacted; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 8, 2024

CITY COUNCIL PUBLIC HEARING DATE: February 12, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant’s Report, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

..Recommended Action

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike Withdrawn --- Continue to:

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Patron – Mayor Stoney (By Request)

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PUBLIC HEARING:

AT 6 P.M.

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AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

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(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

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(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.


(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

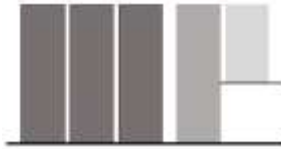
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§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:



City Attorney's Office



MARKHAM PLANNING

208 E GRACE STREET · RICHMOND, VIRGINIA 23219

March 31, 2023

Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

Re: Special Use Permit application at 1401-07 Hull St

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit application for 1401-07 Hull Street. With this application, the property owners, WRT 1400 LIHTC Apts LLC and 1407 Hull Street Owner LLC, are petitioning the City Council for a SUP to waive side yard requirements under the B-5 Central Business zoning district regulations. If granted, the waiver would allow the properties to be redeveloped as a mixed-use development with ground level commercial space, 60 multifamily dwelling units, and parking garage.

Existing Site Conditions

The subject properties are two parcels located the City's Manchester neighborhood. 1401-05 Hull St is one parcel containing 0.19 acres of land area. This parcel is currently improved with two commercial storefronts facing Hull Street. The larger of the two buildings was constructed in 1920 and contains 4,968 square feet of floor area. The smaller building was constructed in 1950 and contains 2,147 square feet of floor area.

1407 Hull Street is a parcel containing 0.07 acres of land area improved with a two-story building with 4,436 square feet of floor area. This building was also constructed in 1920.

Surrounding properties along Hull Street are a mixture of uses that comprise the commercial district of Old Manchester. Many of these properties contain ground level commercial uses with multifamily use on upper levels. The Hull Street Branch of the Richmond Public Library is directly across Hull St from the subject properties. Across an alley, north of the subject properties, is an R-63 Multifamily Urban Residential District.

Current Zoning

The property is currently zoned in a B-5 Central Business District which allows for a variety of commercial and multifamily uses. The B-5 district generally does not have front, side, or rear yard requirements. However, when a side lot line abuts or is situated across an alley from property in an R or RO district a side yard of not less than ten feet in width is required. Because the subject properties comprise a corner lot for zoning purposes, the lot line abutting this alley to the north is considered as a side lot line.

Proposal

Should this Special Use Permit amendment be granted, the properties would be redeveloped as a five-story, mixed-use building containing approximately 42,000 square feet of floor area. A ground level commercial space would front the property along Hull Street with a 25-space parking garage at the rear. 60 dwelling units would be located on levels 2-5. This building would occupy the entire lot with no front or side yard setbacks. A waiver to the side yard requirement abutting an R district is required in order to develop the properties as planned.

Richmond 300 Master Plan

Richmond 300 designates the properties for Community Mixed-Use land use. These areas call for clusters of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

The plan recommends that future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Parking areas are located within the structure and to the rear of buildings. Buildings generally range from two to six stories, based on street widths and depending on the historic context. Primary recommended uses are retail/office/ personal service, multi-family residential, cultural, and open space.

City Charter Conditions

Allowing for the redevelopment of the properties as proposed would provide new commercial services and needed housing in this important neighborhood in the City. This effort would greatly contribute to the ongoing revitalization of Hull Street and the surrounding community.

We trust that you will agree with us that this proposed Special Use Permit amendment meets the City Charter criteria for the granting of SUPs as the project will not

- (i) be detrimental to the safety, health, morals and general welfare of the community involved;
- (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
- (iii) create hazards from fire, panic or other dangers;
- (iv) tend to be overcrowding of land and cause an undue concentration of population;
- (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
- (vi) interfere with adequate light and air.

Thank you for your consideration of this Special Use Permit. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Lory Markham". The signature is written in a cursive, flowing style.

Lory Markham

Enclosure: application form, plans, survey

cc: Alyson Oliver, Secretary to the City Planning Commission
The Honorable Ellen F. Roberson, 6th District Representative



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.richmondva.gov/>

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: 1401-1407 Hull Street Date: 3/15/2023
 Tax Map #: S0000153016, 018 Fee: \$2400.00
 Total area of affected site in acres: 0.26

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

Zoning

Current Zoning: B-5

Existing Use: Mixed Use

Proposed Use

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

Mixed Use with 60 multifamily dwelling units

Existing Use: Mixed Use

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 208 E Grace Street

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 248-2561 Fax: ()

Email: lory@markhamplanning.com

Property Owner: WRT 1400 LIHTC APTS LLC & 1407 HULL STREET OWNER LLC

If Business Entity, name and title of authorized signee: Walter Parks

(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: 1711 REYMET RD

City: N CHESTERFIELD State: VA Zip Code: 23237

Telephone: () Fax: ()

Email: _____

Property Owner Signature: 

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)

ZONING INFORMATION

CURRENT ZONING: B-5 - CENTRAL BUSINESS DISTRICT
PROPOSED USE: COMMERCIAL, PARKING, MULTIFAMILY
EXISTING LOT AREA: 11,144sf
HEIGHT: MAX 5 STORIES
 5 STORIES PROPOSED
FRONT YARD SETBACK: NO FRONT YARD REQUIRED
 NONE PROPOSED
SIDE YARD SETBACK: MIN 10'-0" REQUIRED
 0'-0" PROPOSED
REAR YARD SETBACK: NA
PARKING SCREENING: MIN 45% OPACITY REQUIRED
FENESTRATION: REFER TO DIAGRAMS ON A.303

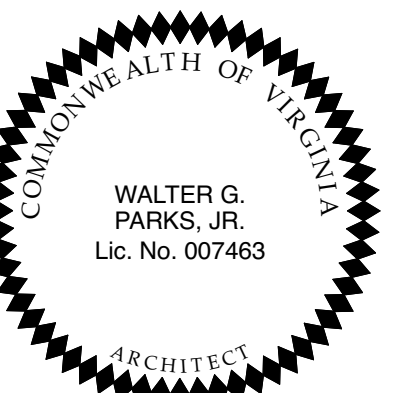
UNIT SUMMARY		
UNIT TYPE	QUANTITY	AREA (SF)
1 Bed/1 Bath	60	34,108
60	34,108	ft²

PARKING SUMMARY	
TYPE	QUANTITY
ADA	2
COMPACT	6
FULL	19
27	

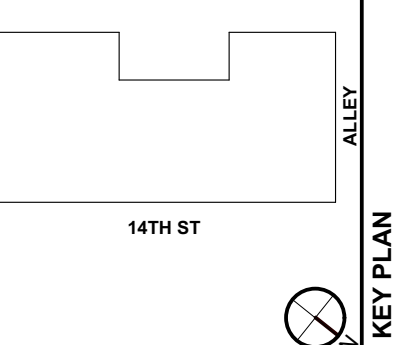
GROSS BUILDING AREA	
STORY	PROPOSED AREA (SF)
FIRST FLOOR	10,815
SECOND FLOOR	9,686
THIRD FLOOR	9,761
FOURTH FLOOR	9,730
FIFTH FLOOR	9,789
49,781	ft²



walter PARKS
ARCHITECTS
ARCHITECTURE + INTERIOR DESIGN
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com



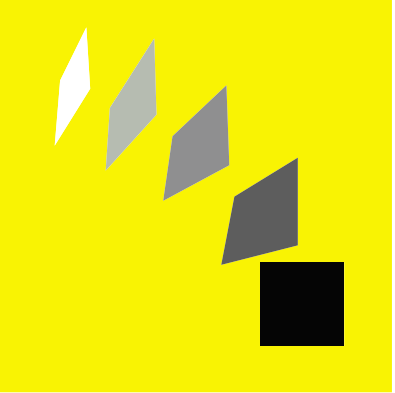
COMMONWEALTH OF VIRGINIA
WALTER G. PARKS, JR.
Lic. No. 007463
ARCHITECT



1401 - 1407 Hull St
1401-1407 Hull Street
Richmond, VA 23224
SUP SET

ID	Issue Date	Change Name

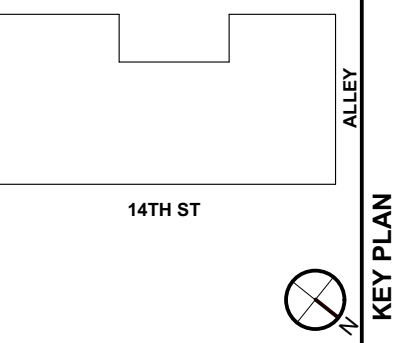
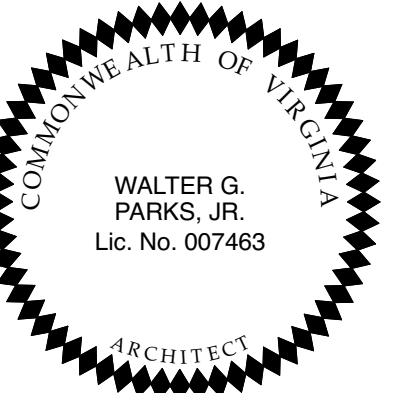
PROJECT #: 22.19
 ISSUE DATE: 12/1/23



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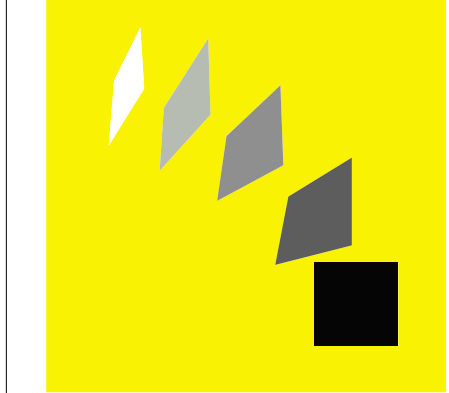
313 N. ADAMS STREET
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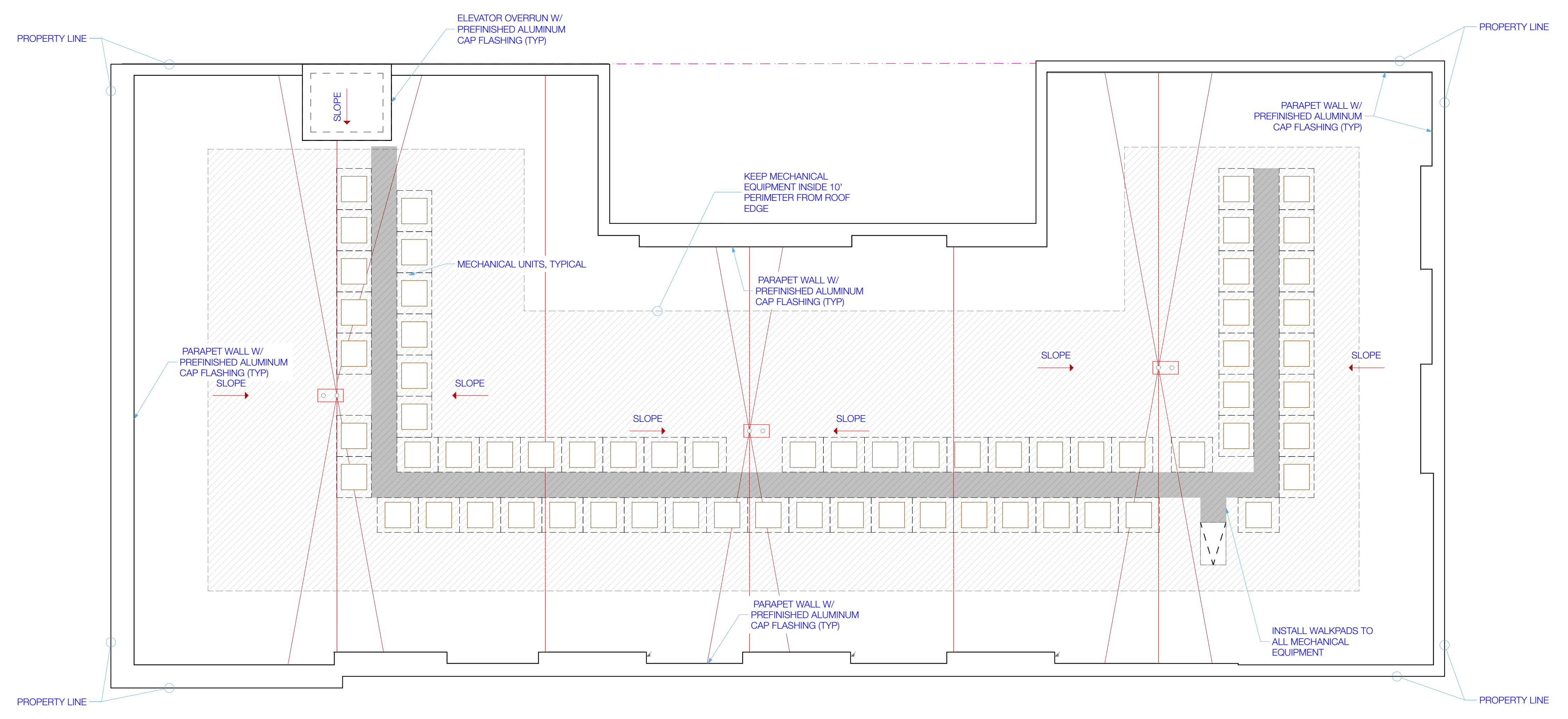
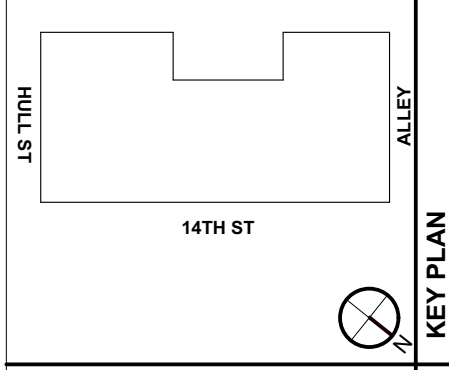
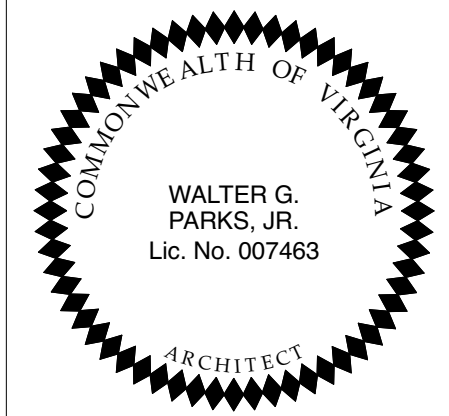
1401 - 1407 Hull St
1401-1407 Hull Street
Richmond, VA 23224

ID	Issue Date	Change Name

PROJECT #: 22.19
ISSUE DATE: 9/6/23



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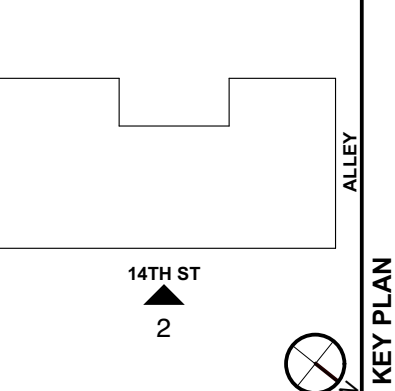
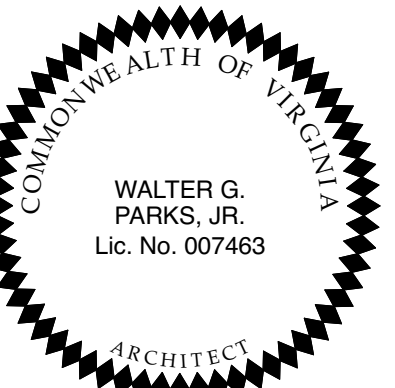
1401 - 1407 Hull St
1401-1407 Hull Street
Richmond, VA 23224
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14TH STREET ELEVATION

SCALE: 1/8" = 1'-0"

2
A.301

EXTERIOR FINISHES

Mark	Description	Product Name/No.	Color/Finish	Notes
1	FIBER CEMENT PANEL SYSTEM 1	SMOOTH 4'X10' PANEL SYSTEM WITH REVEALS	TBD (DARK GRAY COLOR)	RAINSCREEN SYSTEM
2	FIBER CEMENT PANEL SYSTEM 2	SMOOTH 4'X10' PANEL SYSTEM WITH REVEALS	TBD (WHITE COLOR)	RAINSCREEN SYSTEM
3	CLADDING SYSTEM 3	TBD	TBD (ACCENT COLOR)	RAINSCREEN SYSTEM
4	ALUMINUM TRIM REVEAL	5/16" THICK PANEL REVEAL	MATCH ADJACENT PANEL SYSTEM COLOR	
5	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	---	MATCH MARK 1 COLOR	
6	FIBER CEMENT TRIM OR BATTENS	SMOOTH 1X	COLOR VARIES (ACCENT, WHITE OR DARK GRAY)	
7	SIGNAGE PANEL SYSTEM	TBD	TBD (DARK GRAY COLOR)	
8	ENERGY STAR QUALIFIED WINDOW	TBD	BLACK	DASH LINES INDICATE OPERABLE SASH
9	ENERGY STAR QUALIFIED DOOR	TBD	BLACK	DASH LINES INDICATE OPERABLE SASH
10	ALUM. STOREFRONT WINDOW & DOOR ASSEMBLY	KAWNEER OR EQUAL	BLACK	DASH LINES INDICATE OPERABLE SASH
11	BUILDING ENTRY DOORS	TBD	TBD (ACCENT COLOR)	
12	EXTERIOR LIGHTING FIXTURE	TBD	LED STRIP	
13	EXISTING BLADE SIGN	---	TBD (ACCENT COLOR)	SALVAGED AND RESTORED
14	PARKING GARAGE VEHICULAR ENTRY/ EXIT	---	BLACK, POWDER COATED OR EQUAL	W/ CRASH BAR
15	GUARDRAIL SYSTEM	TBD	BLACK, POWDER COATED OR EQUAL	
16	INDUSTRIAL ROLLING STEEL DOOR	TBD	BLACK, POWDER COATED OR EQUAL	
17	MASONRY VENEER	ARRISCRAFT OR EQUAL	TBD (LIGHT GRAY COLOR)	MORTAR COLOR TBD
18	MASONRY ROWLOCK SILL & WATER TABLE	ARRISCRAFT OR EQUAL	TBD (LIGHT GRAY COLOR)	MORTAR COLOR TBD
19	MASONRY PARKING SCREEN	ARRISCRAFT OR EQUAL	TBD (DARK GRAY COLOR)	MORTAR COLOR TBD (MIN. 45% STRUCTURAL OPACITY)
20	EIFS WITH DRAINAGE WALL SYSTEM	STO CORP. OR EQUAL	STOTHERM G1 OR EQUAL	INTEGRAL COLOR SMOOTH FINISH
21	CONCRETE BLOCK	SPLIT FACE, RUNNING BOND	---	
22	6' HIGH SHADOW BOX FENCE W/ SECURITY GATE	---	STEEL FRAME GATES - BLACK, POWDER COATED PRESSURE TREATED WOOD FENCE	PROVIDE PAD LOCK LATCH HARDWARE



HULL STREET ELEVATION

SCALE: 1/8" = 1'-0"

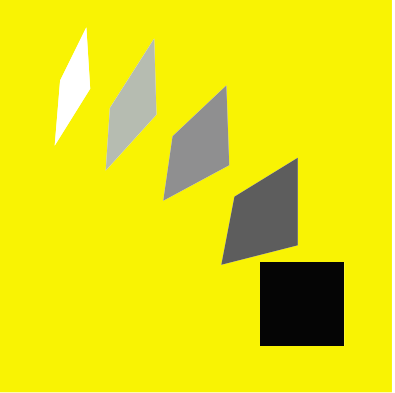
1
A.301

1401 - 1407 Hull St
1401-1407 Hull Street
Richmond, VA 23224
SUP SET

ID	Issue Date	Change Name

PROJECT #: 22.19
ISSUE DATE: 9/6/23

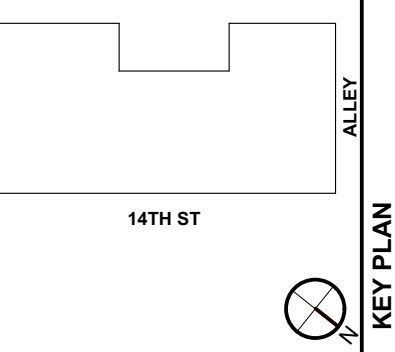
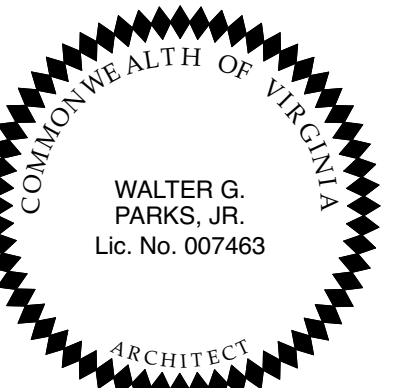
ELEVATIONS
A.301



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ARCHITECTURE + INTERIOR DESIGN

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HULL STREET ELEVATION 1 A.303 SCALE: 1/8" = 1'-0"

1401 - 1407 Hull St
1401-1407 Hull Street
Richmond, VA 23224
SUP SET

ID	Issue Date	Change Name

PROJECT #: 22.19
ISSUE DATE: 9/6/23

FENESTRATION CALCULATION
A.303

EXTERIOR FINISHES

Mark	Description	Product Name/No.	Color/Finish	Notes
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3	CLADDING SYSTEM 3	TBD	TBD (ACCENT COLOR)	RAINSCREEN SYSTEM
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5	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	---	MATCH MARK 1 COLOR	
6	FIBER CEMENT TRIM OR BATTENS	SMOOTH 1X	COLOR VARIES (ACCENT, WHITE OR DARK GRAY)	
7	SIGNAGE PANEL SYSTEM	TBD	TBD (DARK GRAY COLOR)	
8	ENERGY STAR QUALIFIED WINDOW	TBD	BLACK	DASH LINES INDICATE OPERABLE SASH
9	ENERGY STAR QUALIFIED DOOR	TBD	BLACK	DASH LINES INDICATE OPERABLE SASH
10	ALUM. STOREFRONT WINDOW & DOOR ASSEMBLY	KAWNEER OR EQUAL	BLACK	DASH LINES INDICATE OPERABLE SASH

11	BUILDING ENTRY DOORS	TBD	TBD (ACCENT COLOR)	
12	EXTERIOR LIGHTING FIXTURE	TBD	LED STRIP	
13	EXISTING BLADE SIGN	---	TBD (ACCENT COLOR)	SALVAGED AND RESTORED
14	PARKING GARAGE VEHICULAR ENTRY/ EXIT	---	BLACK, POWDER COATED OR EQUAL	W/ CRASH BAR
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22	6' HIGH SHADOW BOX FENCE W/ SECURITY GATE	---	STEEL FRAME GATES - BLACK, POWDER COATED PRESSURE TREATED WOOD FENCE	PROVIDE PAD LOCK LATCH HARDWARE



1, 4, 5 (COLOR)



FIBER CEMENT

2, 4



3, 4, 20 (COLOR)



17, 18

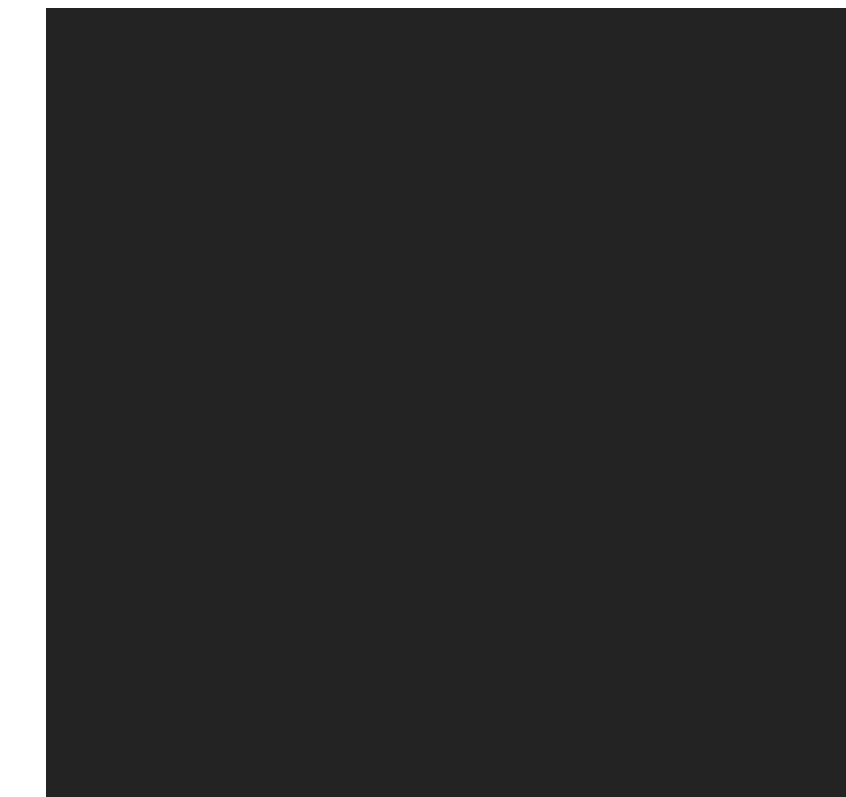


MASONRY

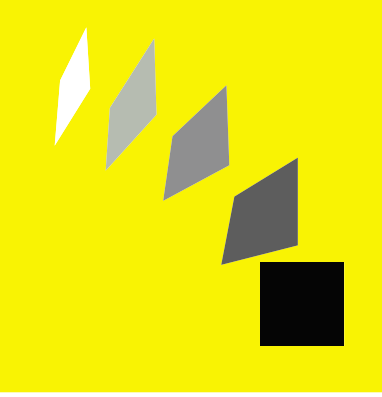
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8, 9, 10



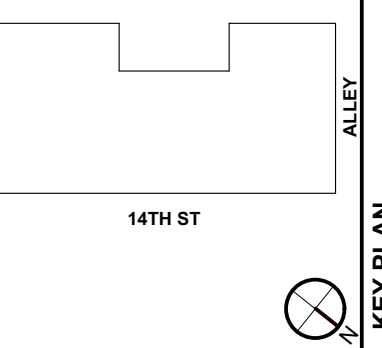
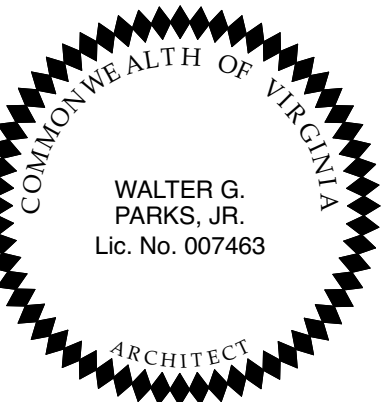
WINDOWS & DOORS



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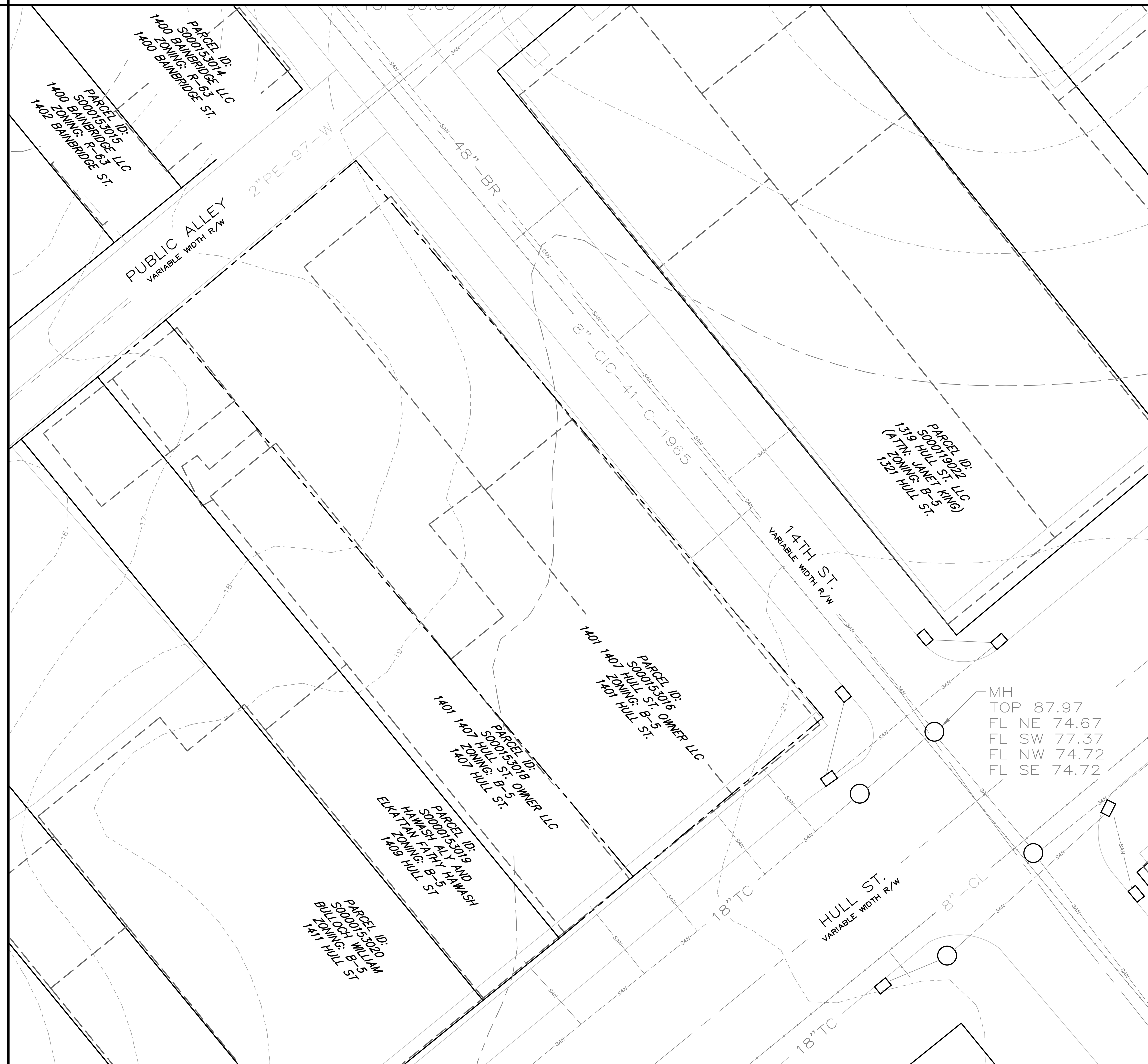
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Richmond, VA 23224

ID Issue Date Change Name

PROJECT #: 22.19
ISSUE DATE: 9/6/23

PROPOSED
COLORS

A.304



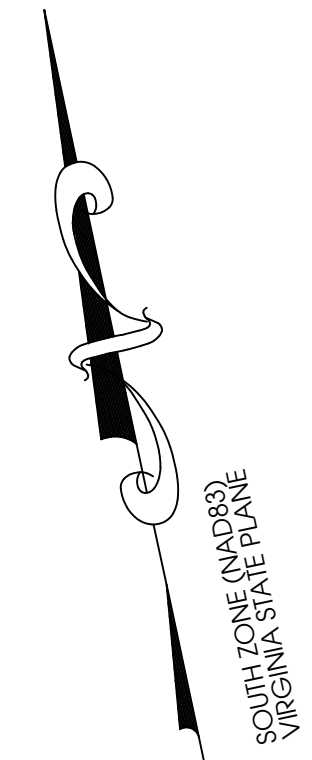
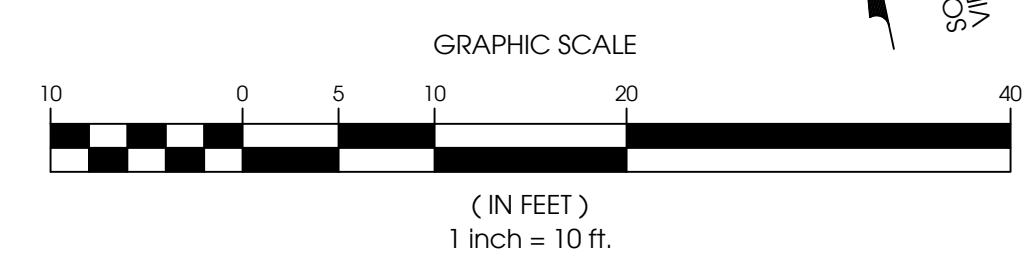
DEMOLITION NOTES:

1. A PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A MEETING WITH THE CONTRACTOR, OWNER, ENGINEER AND THE CITY INSPECTOR (OR AUTHORIZED REPRESENTATIVE). THE OWNER MUST GIVE THE CITY INSPECTOR 48 HOURS NOTIFICATION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
2. POST PERMITS ON SITE.
3. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ALL UTILITY PROVIDERS INCLUDING BUT NOT LIMITED TO CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES (GAS, SEWER AND WATER), DOMINION ENERGY, AND CABLE, DATA, AND TELEPHONE PROVIDERS TO DISCONNECT ALL UTILITY SERVICES AT THE PROJECT SITE. ALL UTILITY DISCONNECTS ARE TO BE IN CONFORMANCE WITH CITY OF RICHMOND AND UTILITY PROVIDER STANDARDS.
4. BEGIN BUILDING DEMOLITION. DEMOLITION OF BUILDING SHALL INCLUDE THE REMOVAL OF ALL ABOVE GROUND APPURTENANCES, FOOTINGS AND FOUNDATIONS, AND BUILDING SLAB TO THE BASE STONE. THE CONTRACTOR SHALL NOT REMOVE BASE STONE SO AS TO AVOID CREATING LAND DISTURBANCE. ANY VOIDS LEFT FROM FOOTING AND FOUNDATION REMOVAL SHALL BE BACKFILLED WITH #57 STONE.
5. REMOVE ALL EXISTING SANITARY SEWER LATERALS UP TO THE PROPERTY LINE AND INSTALL CLEANOUTS AT THE PROPERTY LINE FOR FUTURE TIE IN. BACKFILL ANY LATERAL TRENCHES WITH #57 STONE.
6. REMOVE ALL EXISTING WATER SERVICE LINES UP TO THE PROPERTY LINE. BACKFILL ANY WATER SERVICE LINES WITH #57 STONE. COORDINATE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES FOR REMOVAL OF METER BOX AND SERVICE IN RIGHT OF WAY.
7. DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST.
8. DEMOLITION SHALL INCLUDE COMPLETE BUILDING DEMOLITION INCLUDING BUT NOT LIMITED TO: FOOTINGS AND FOUNDATIONS, EXTERIOR IMPROVEMENTS SUCH AS SCREEN WALLS AND FENCING, STORAGE RACKS, DEBRIS, TRASH, AND CONSTRUCTION REMNANTS.
9. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CONCRETE PAVEMENT, ASPHALT PAVEMENT, WALKS, STAIRS, AND LOADING DOCKS. REMOVAL OF PAVEMENT ITEMS IS TO BE DOWN TO BASE STONE BUT NOT BELOW BASE STONE SO AS TO PREVENT LAND DISTURBANCE.
10. ANY UNDERGROUND TANKS ARE TO BE EXCAVATED AND REMOVED IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL STANDARDS AND BACKFILLED WITH #57 STONE.
11. THIS DEMOLITION PLAN IS AN ATTEMPT TO IDENTIFY ITEMS THAT ARE TO BE REMOVED BY THE CONTRACTOR BASED ON FIELD OBTAINED SURVEY INFORMATION AND SITE OBSERVATIONS. ITEMS THAT ARE NOT SPECIFICALLY IDENTIFIED ON THE PLAN BUT THAT EXIST ON THE SITE AND MUST BE REMOVED FOR FUTURE CONSTRUCTION ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
12. SITE IS TO BE LEFT CLEAN AND FREE OF CONSTRUCTION ACTIVITY OPERATIONS. VOIDS WHERE BUILDINGS WERE REMOVED ARE TO BE BACKFILLED WITH #57 STONE BY CONTRACTOR TO ESTABLISH A NON-EROSIVE GROUND COVER CONDITION.

ADDITIONAL DEMOLITION NOTES FOR POD

1. THE NOTES ABOVE ARE AS PROVIDED HEREIN AS REFERENCE AND SHOULD BE COMPLETED VIA THE DEMOLITION PERMIT. CONTRACTOR FOR BUILDING CONSTRUCTION MUST CONFIRM THE DEMOLITION AS NOTED ABOVE AND ON THIS PLAN HAS BEEN COMPLETED TO THEIR SATISFACTION SUCH THAT BUILDING CONSTRUCTION CAN COMMENCE. ANY ITEMS NOT DEMOLISHED SHALL BE IDENTIFIED TO THE OWNER IMMEDIATELY FOR THE COORDINATION OF THEIR REMOVAL.

MH
 TOP 87.97
 FL NE 74.67
 FL SW 77.37
 FL NW 74.72
 FL SE 74.72



DATE : AUGUST 21, 2023

REVISION BLOCK	
DATE	DESCRIPTION

WALTER PARKS ARCHITECTS
 313 N. ADAMS ST.
 RICHMOND, VIRGINIA 23220
 ATTN : SEAN WHEELER, RA
 TELEPHONE : 804.552.1612

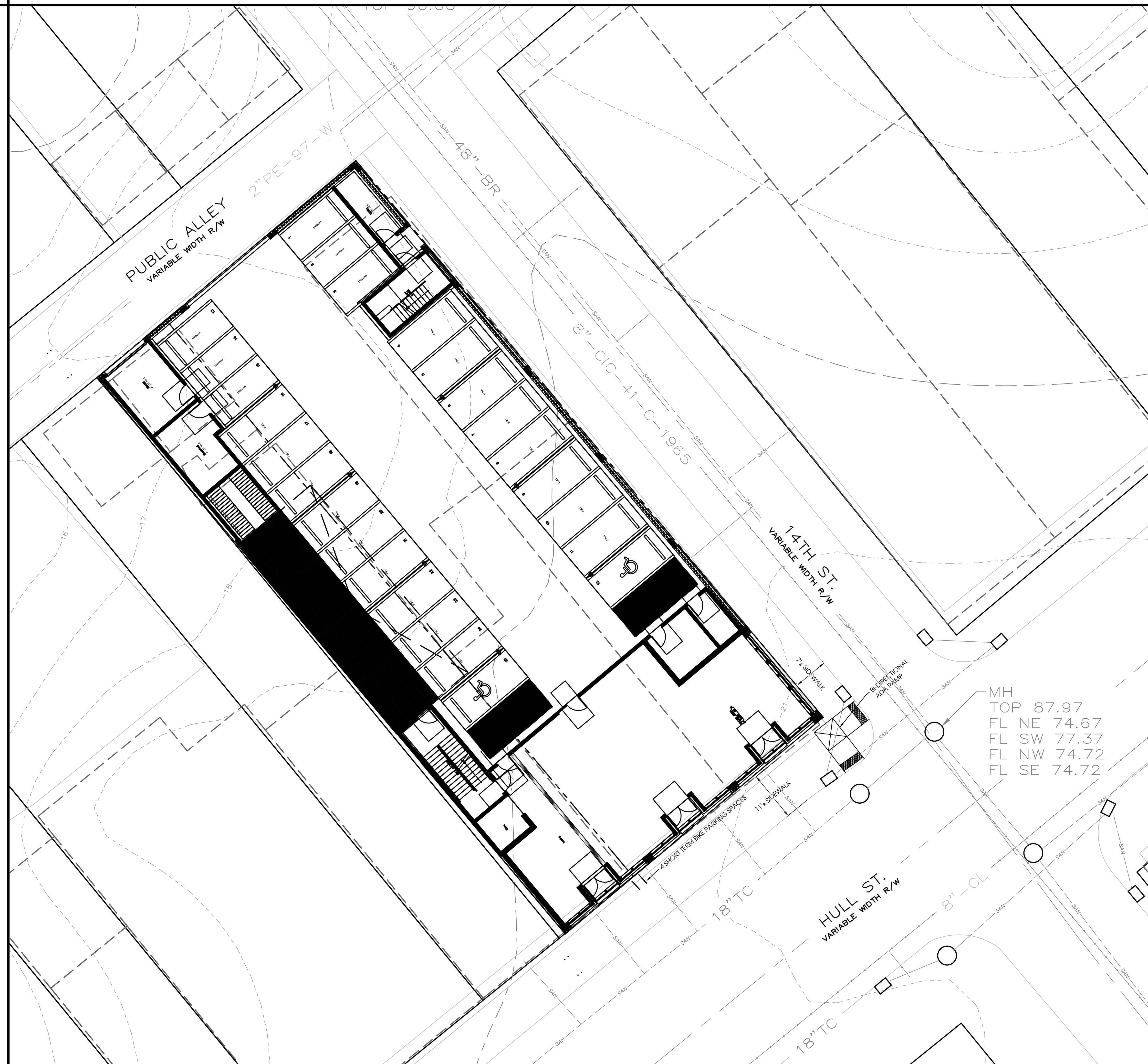
1401-1407 HULL ST.
 CITY OF RICHMOND
 HENRICO COUNTY VIRGINIA

EXISTING CONDITIONS PLAN

SHEET NO.
C-101

sekivsolutions
 OPTIMIZING YOUR DEVELOPMENT WORLD
 14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
 TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com

SCALE : AS SHOWN PROJECT NO. : 10702 PROJECT MANAGER : K. STANLEY QUALITY ASSURANCE : S. OWENS

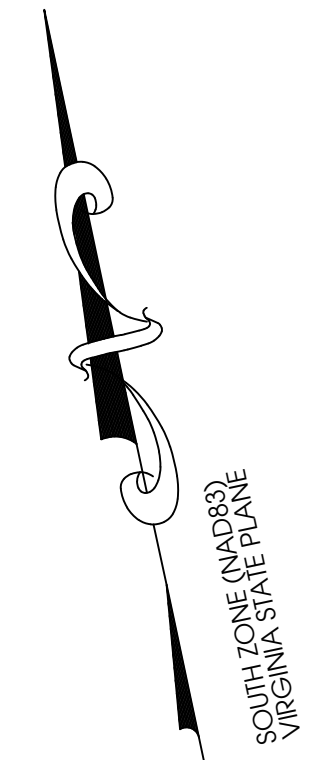
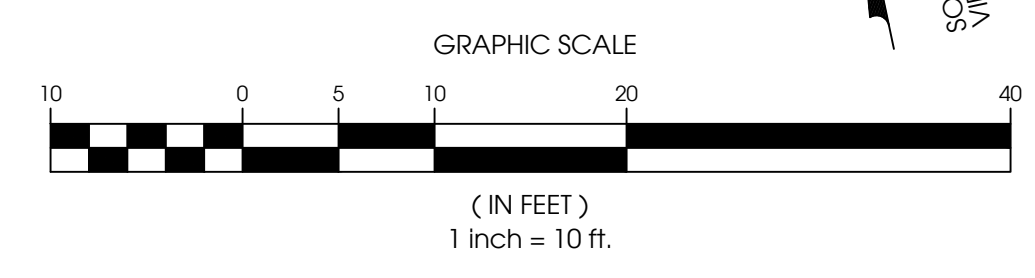


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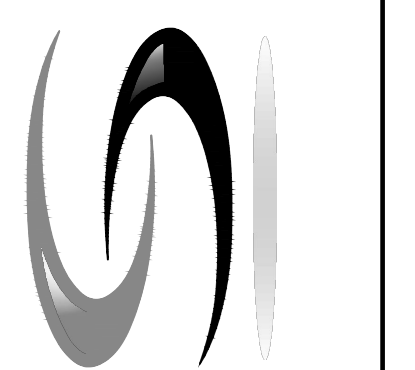
GENERAL

1. THE GRANITE SIDEWALK PANELS ALONG 14TH ST. SHALL BE PROTECTED AND/OR REINSTALLED UPON COMPLETION OF THE PROJECT. ANY MODIFICATION OR ACTIVITY SURROUNDING THEM MUST BE APPROVED AND MONITORED BY DPW STAFF.
2. NO WATERLINE CONNECTIONS CAN BE MADE IN THE AREA OF THE GRANITE SIDEWALK AS IT WOULD REQUIRE REMOVAL OF ONE OR MORE OF THE SLABS.
3. EXISTING GRANITE CURBING AND DECORATIVE BRICK WORK ILL BE RETAINED AND RESTORED UPON COMPLETION OF THE PROJECT.
4. ADA RAMP WILL BE CONFIGURED TO BE BI-DIRECTIONAL.
5. TRASH WILL BE HELD ON THE PROPERTY AND HANDLED BY PRIVATE PICKUP. SEE NORTHEAST CORNER OF BUILDING FOR TRASH COLLECTION LOCATION.
6. ALLEY SURFACE BEHIND THE BUILDING MUST BE RESTORED UPON COMPLETION OF WORK.
7. ANY DAMAGE TO THE STREET, SIDEWALK, OR ALLEY APRON WILL NEED TO BE CORRECTED BY THE DEVELOPER PRIOR TO ISSUANCE OF ANY COs FOR THIS BUILDING.

MH
 TOP 87.97
 FL NE 74.67
 FL SW 77.37
 FL NW 74.72
 FL SE 74.72



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 TELEPHONE NO. 804.938.8864 | www.sekivolutions.com



PROJECT MANAGER : K. STANLEY
 PROJECT NO. : 10702
 SCALE : AS SHOWN
 QUALITY ASSURANCE : S. OWENS



DATE : AUGUST 21, 2023

REVISION BLOCK	
DATE	DESCRIPTION

WALTER PARKS ARCHITECTS
 313 N. ADAMS ST.
 RICHMOND, VIRGINIA 23220
 ATTN : SEAN WHEELER, RA
 TELEPHONE : 804.552.1612

1401-1407 HULL ST.
 CITY OF RICHMOND
 HENRICO COUNTY VIRGINIA

PROPOSED CONDITIONS PLAN

SHEET NO.
C-102