

512 Hull Street

03.31.2017

Special-Use Permit Application

architectural drawings

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SUP Application

Wednesday, March 31, 2017

To:
Mark Olinger
Director Planning
City of Richmond, Virginia

Project:
512 Hull Street
Project No:
M210001.07

Project Overview

The project described here and in the collateral drawings is submitted for a SUP request to allow additional height for a proposed multi-family development at the corner of Hull and 6th Streets in Manchester. The building design envisions a zero lot line concrete frame podium for the first three (3) floors. On the ground level of the podium there are two retail spaces, one on Hull Street and one on 6th street. The apartment tenant entrance is on 6th street as are both vehicular entrances. On the second and third floor of the podium at the corner of Hull and 6th streets there is a design for a glass cube that will house a large scale art piece yet to be designed. This is to provide some light and energy back to that prominent corner of the parking structure. On top of the podium will be a 9 story steel frame residential tower that is set back on all sides from the podium. The podium roof will also accommodate a pool and sundeck amenity. The parking podium accommodates 181 car spaces. The building is on a bus line and provides bike storage and maintenance for tenants who choose not to drive. The residential tower accommodates 188 apartment units that are a mix of studio and one bedroom apartments similar to the successful Port RVA micro unit concept next door. The development targets as tenants young professionals who work in the Manchester and Central Business Districts and desire high end amenities and great light but do not need large spaces.

Existing Zoning

The proposed building is currently in a B-7 zoning district. This zone allows 5 floors of height with a maximum allowable height of approximately 80 feet.

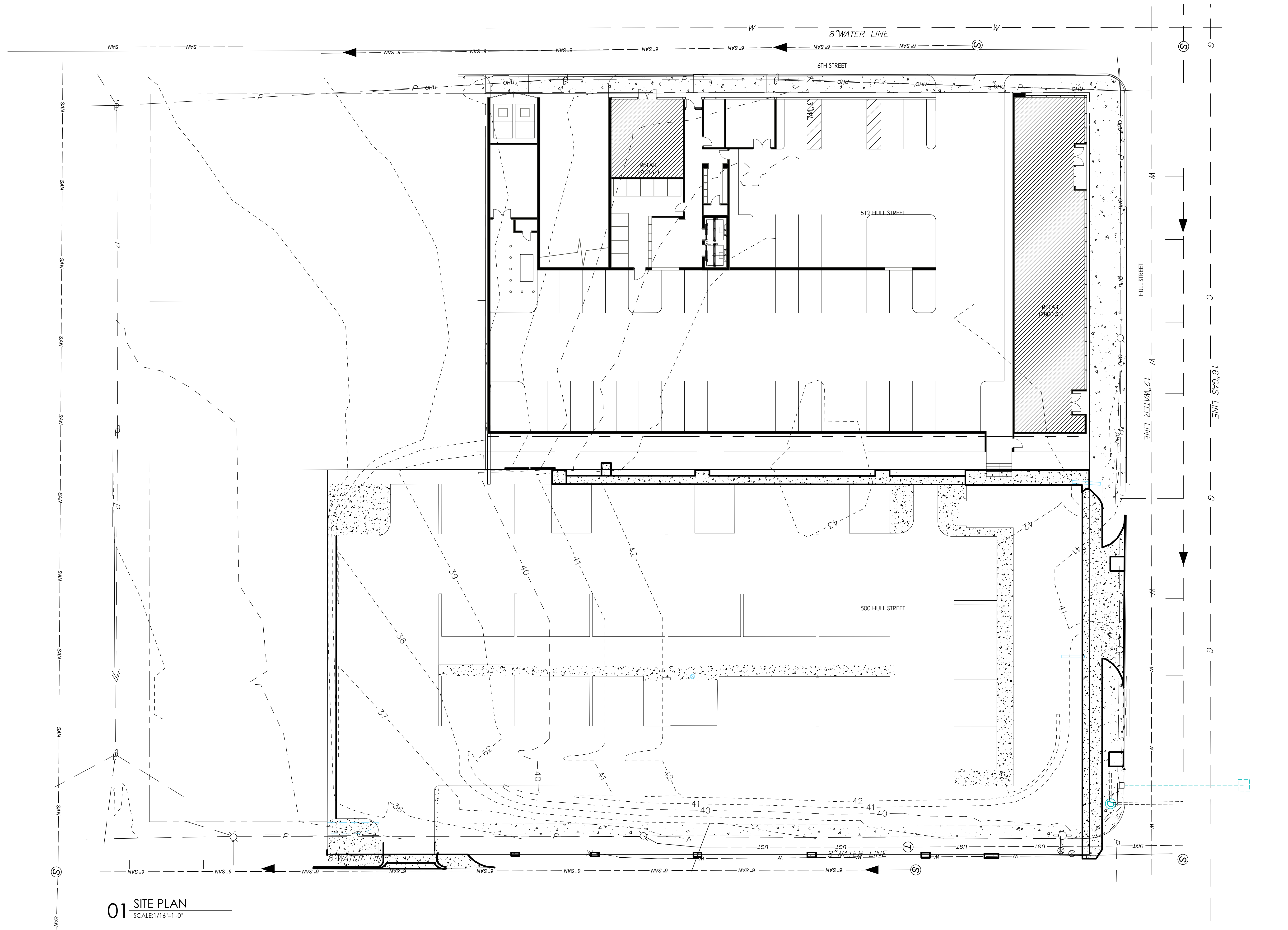
SUP Proposal

The proposed development is requesting a Special Use Permit to allow a twelve (12) story building in a B-7 zoning district. To visually mitigate the proposed height the development has been broken into three volumes. The podium volume picks up the 'cornice' line set by Port RVA and continues that around 6th Street. This sets the dominant building scale for the streets. The tower has been set back from the podium face on Hull Street and 6th Street to de-emphasize the scale. Further, the tower is broken into two volumes and the tower's long facade has been turned onto 6th street which lessens the visual impact on Hull Street. The development will provide 95% of the required off street parking. The development will also provide street level retail space for both Hull Street and 6th Street. The Hull Street retail is a continuation of the retail design previously developed in the Port RVA building that shares the same block. This will provide a cohesive street frontage for Hull Street and make that block 100% ground level retail. The vehicular entrances for the parking deck as well as the tenant pedestrian entrance are located on 6th Street. 6th Street is one way east so access from Hull Street in both directions is available. Two new curb cuts on 6th Street will be required for garage access. All building services will be located inside the podium structure (trash, transformers, etc). By allowing additional height and subsequently additional development density it affords the opportunity for structured parking with activated retail street frontages. It is also similarly scaled to the current development two blocks west of Hull in the RF1 district.

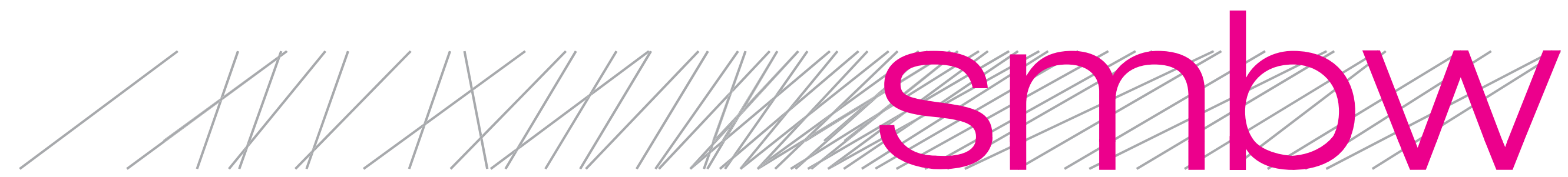


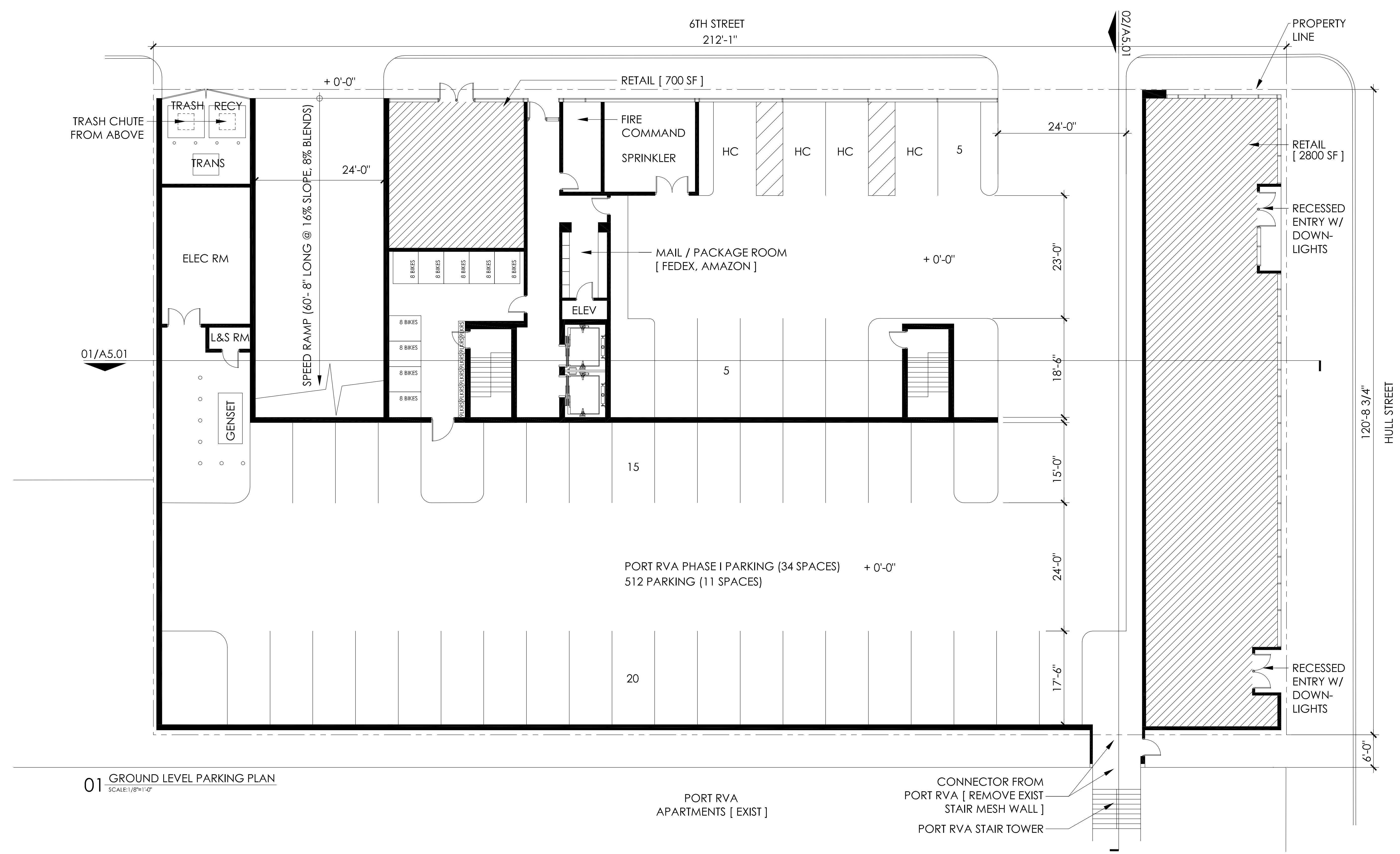
111 Virginia Street, Suite 111 Richmond, Va 23219 T 804.233.5343 F 804.233.5345





01 SITE PLAN
SCALE: 1/16"=1'-0"

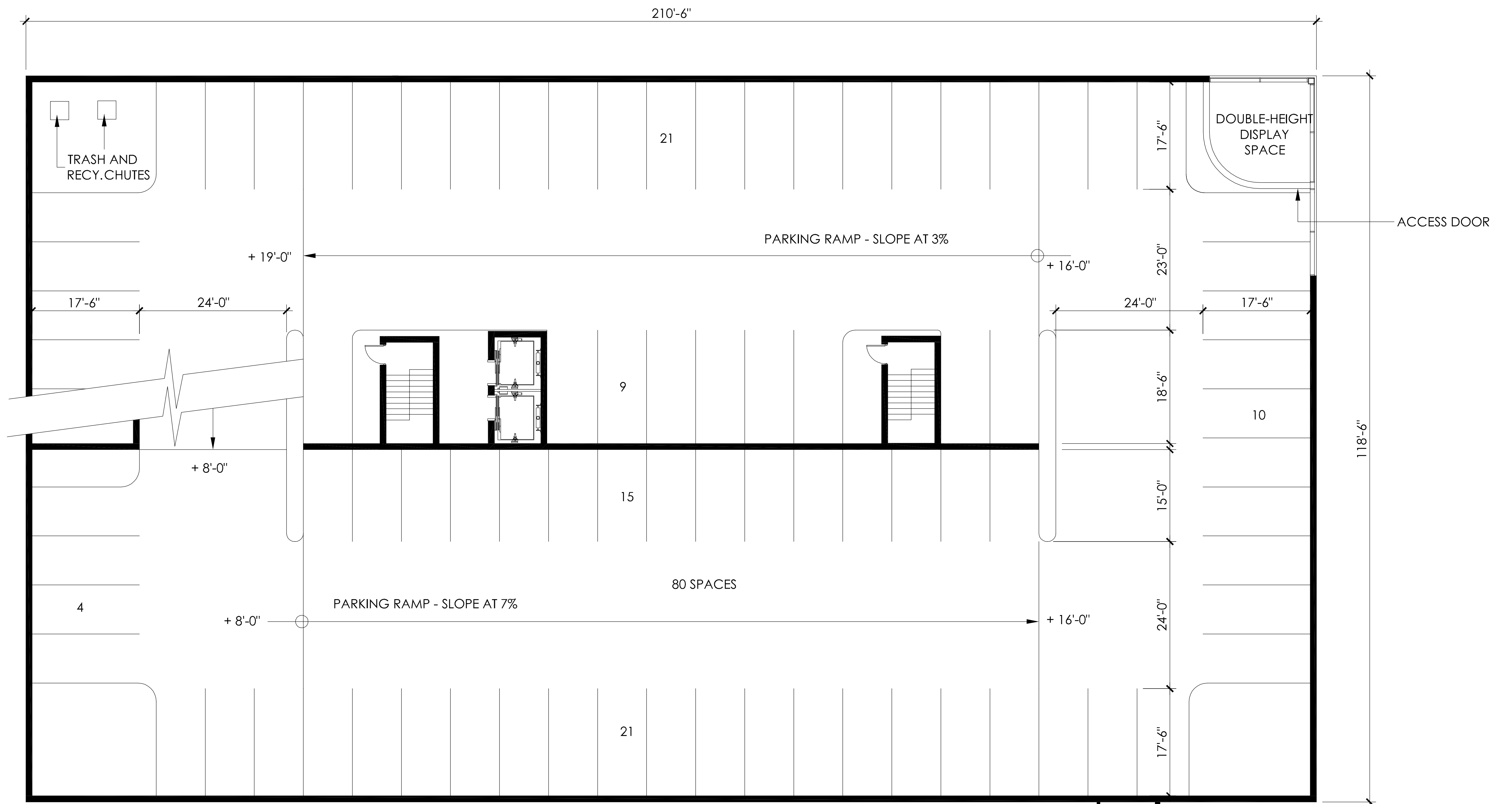




01 GROUND LEVEL PARKING PLAN
SCALE: 1/8"=1'-0"

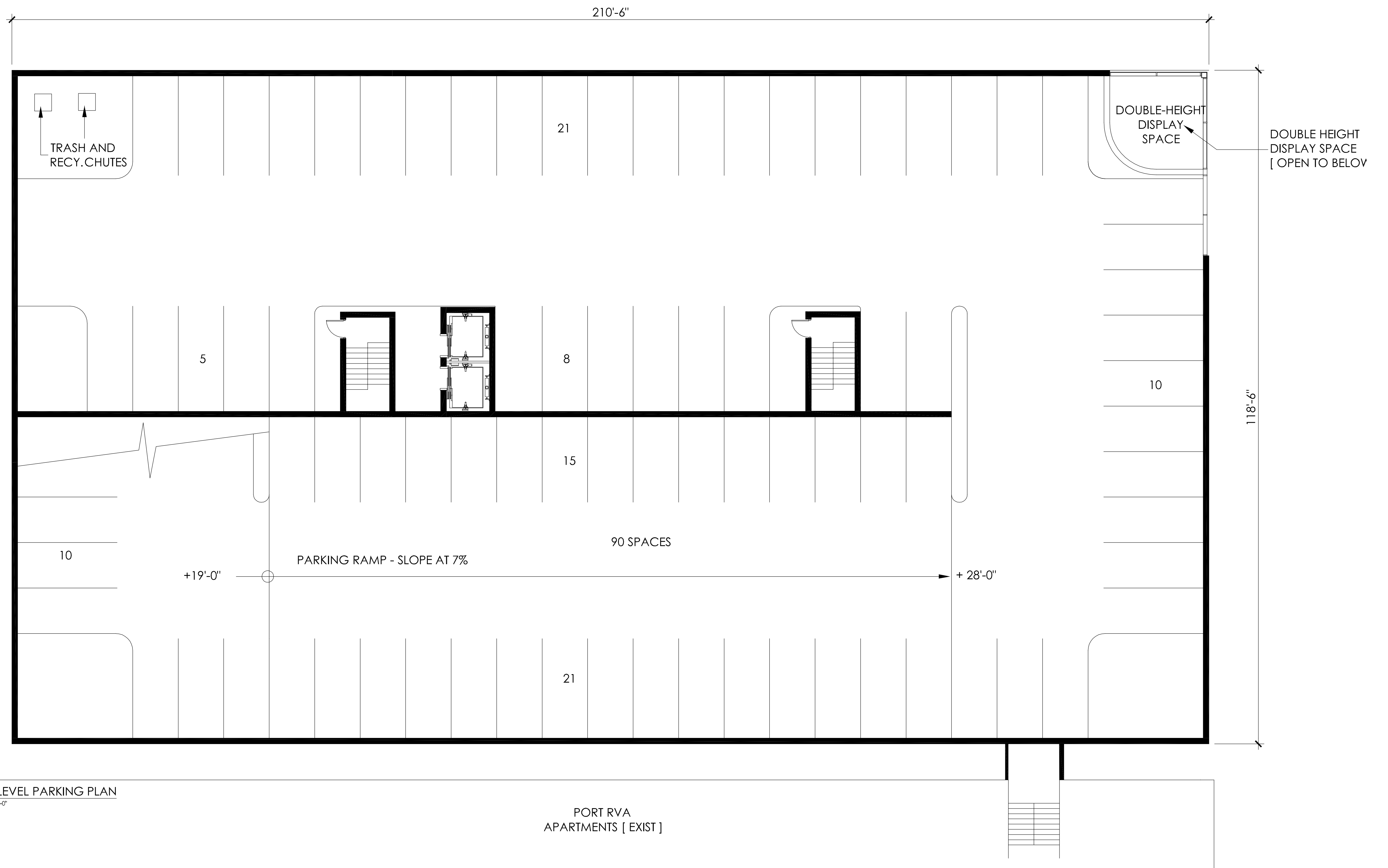
PORT RVA APARTMENTS [EXIST]

CONNECTOR FROM PORT RVA [REMOVE EXIST STAIR MESH WALL]
PORT RVA STAIR TOWER



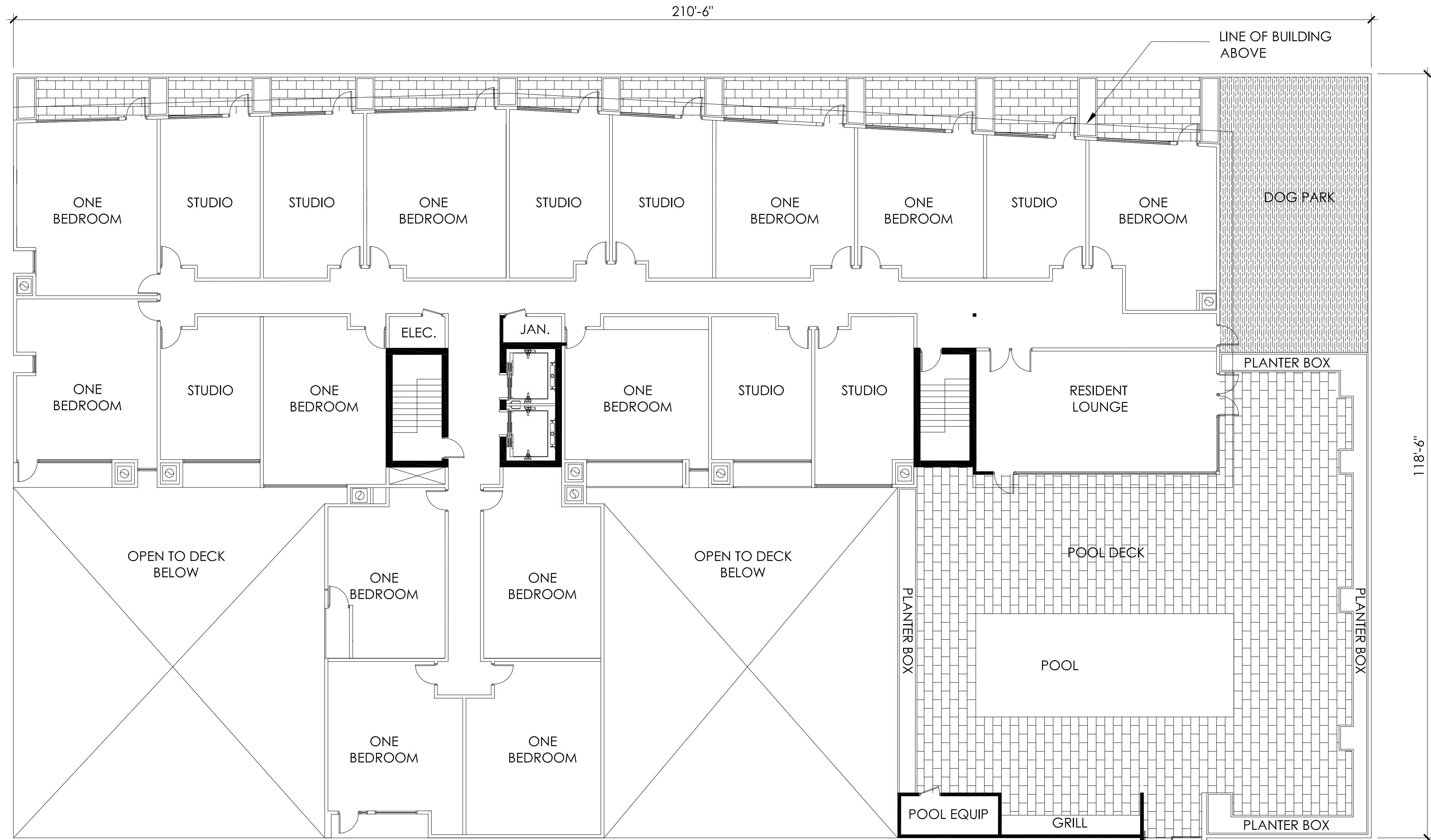
02 SECOND LEVEL PARKING PLAN
SCALE: 1/8"=1'-0"

PORT RVA
APARTMENTS [EXIST]



03 THIRD LEVEL PARKING PLAN
SCALE: 1/8"=1'-0"

PORT RVA
APARTMENTS [EXIST]



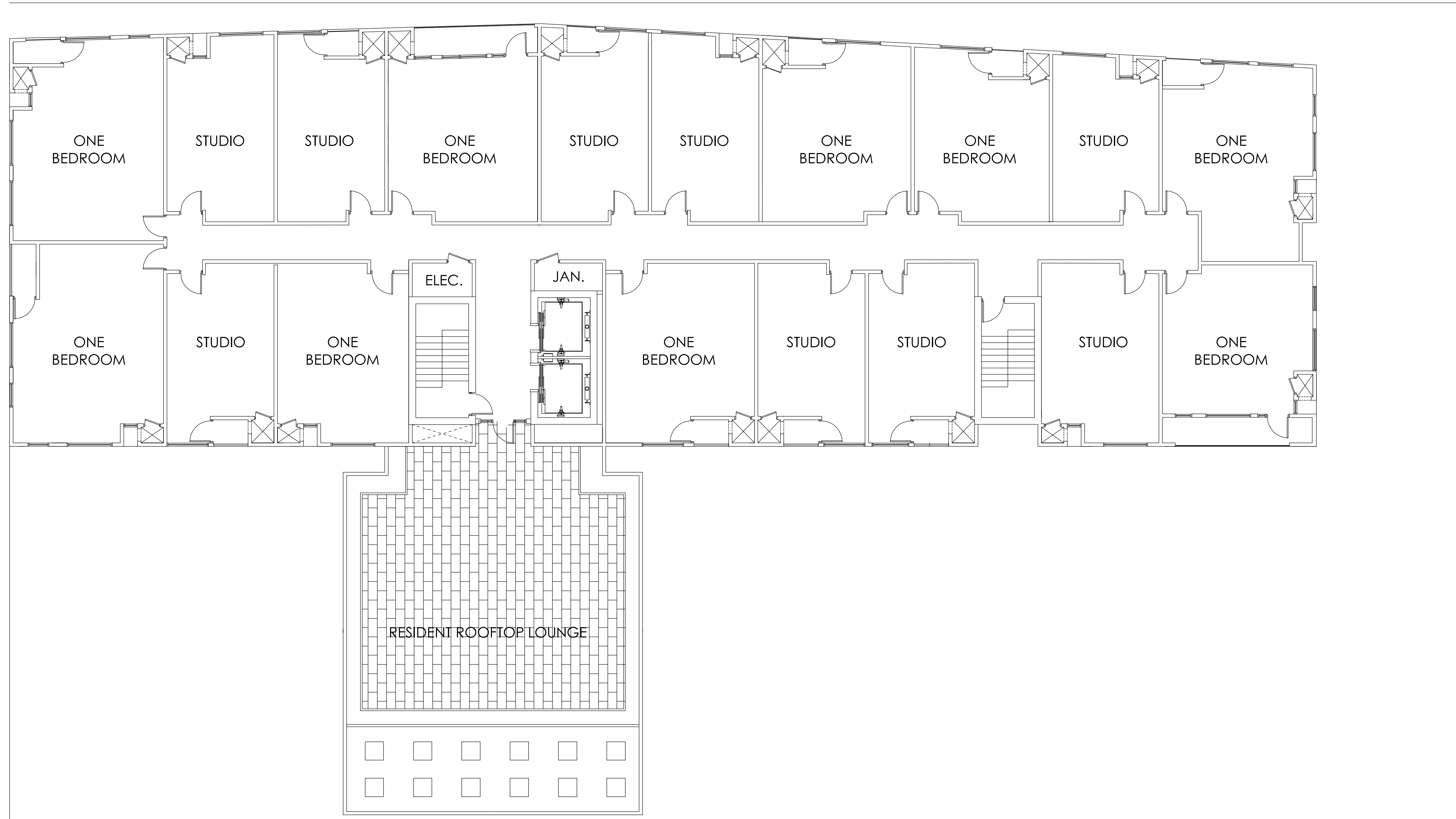
04 LEVEL 1 RESIDENTIAL PLAN
SCALE: 1/8"=1'-0"

PORT RVA
APARTMENTS [EXIST]

CONNECTOR
BRIDGE AND
RISERS TO PORT
RVA STAIR
TOWER



05 LEVEL 2-7 RESIDENTIAL PLAN
SCALE: 1/8"=1'-0"



07 LEVEL 8 RESIDENTIAL PLAN
SCALE: 1/8"=1'-0"



08 LEVEL 9 RESIDENTIAL FLOOR
SCALE: 1/8"=1'-0"



SOUTH ELEVATION



WEST ELEVATION

