



# 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.richmondgov.com/>

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

Project Name: Studio Row Date: 11/9/15

Property Address: 1000 Carlisle Avenue Tax Map #: E000-2028/001

Fee: paid 3/19/15 Total area of affected site in acres: 1.573  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R-5

Existing Use: studios + office

Is this property subject to any previous land use cases?

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

2000-218-231

### Proposed Use

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

studios, office, multi-family + retail

Applicant/Contact Person: Maritza Pechin

Company: Fulton Hill Properties

Mailing Address: 1000 Carlisle Avenue Suite 215

City: Richmond State: VA Zip Code: 23231

Telephone: (804) 226-9555 Fax: (804) 226-9554

Email: mpechin@fultonhillproperties.com

Property Owner: Fulton Hill Studios LLC

If Business Entity, name and title of authorized signer: Margaret Freund

(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: same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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)

**Special Use Permit Application**  
***Fulton Hill Studios - Renovation***

11/12/15

Applicant's Report

The Fulton Hill Studios Renovation will be the second renovation of the Robert Fulton School. Currently, Fulton Hill Studios houses artist studios, office space, and a gallery in three levels (basement, 1<sup>st</sup> floor and 2<sup>nd</sup> floor). The Fulton Hill Studios Renovation will involve the renovation of the entire structure, from the basement to the formerly un-renovated attic area, and introduce up to 62 residential units and a café to the building, while retaining a gallery and some creative office space. Depending on the feasibility of introducing new windows to the attic level, the attic level may be renovated for residential or commercial use. Parking will be provided at a ratio of 1:1 for residential units in adjacent surface parking. Café customers and residents will share parking spaces, as the timeframe when the two user groups use the parking spaces is complimentary. This renovation will include a variety of Transportation Demand Management strategies to encourage bicycling, walking and transit. Fulton Hill Studios is within walking and biking distance to the GRTC Bus Rapid Transit route and two GRTC regular bus routes, the Virginia Capital Trail, and the proposed Gillies Creek Greenway. The renovation project will provide creative live-work opportunities.

This renovation project responds to several recent initiatives in the Greater Fulton Community, including the Greater Fulton's Future Initiative, the location of Stone Brewery and World Bistro & Gardens in the community, the future nearby Bus Rapid Transit line, the completion of the Virginia Capital Trail and the proximity to the James River. This project is supported by community organizations, including the Greater Fulton Hill Civic Association Executive Committee, the Neighborhood Resource Center, Greater Fulton's Future, Youth With A Mission (YWAM) and the Historic Fulton Foundation.

**Greater Fulton's Future Initiative**

The Greater Fulton community initiated a ground-up planning and visioning initiative in 2010 under the leadership of Local Initiatives Support Corporation (LISC). The Greater Fulton's Future Initiative resulted in priorities and goals established by members of the community in six specific areas: Economic Development, Housing, Legacy, Parks and Recreation and Services (including Education and Infrastructure). The overriding conclusion of the Greater Fulton's Future Initiative is that in order to attract businesses and services that the community wants and needs—such as grocery stores, sidewalks, crosswalks, cafes, restaurants, senior housing and a school—the community needs more people to provide more density and more buying power in the community.

**Stone Brewery and World Bistro & Gardens**

The selection of the site of Stone Brewing Company's east coast brewery and World Bistro and Gardens in Greater Fulton is a game changer for this neighborhood. Greater Fulton has suddenly become a very desirable place in which to invest, live and work. The Fulton Hill Studios Renovation will address an upcoming need for market-rate workforce housing in response to the demand that the Stone Brewing Company's project will bring.

Currently, the only housing options in the community are:

- subsidized apartments (both public and private), which have income restrictions and are often considered undesirable,
- single family rentals, which require tenant commitment to lawncare and maintenance and are often in substandard condition and owned by absentee landlords, and
- single family houses for purchase, which requires the ability and desire to own and maintain a house and yard.

The Fulton Hill Studios Renovation fills the housing gap in the community by providing market rate workforce rental housing that is well designed, well-managed, and does not require a substantial financial commitment. Greater Fulton is quickly becoming a desirable destination to live and work, and the Fulton Hill Studios Renovation responds to that market and will significantly contribute to the tax base of the community and the City of Richmond.

### **GRTC Bus Rapid Transit, Virginia Capital Trail and the James River**

The location of Fulton Hill Studios is desirable for both current residents and newcomers attracted by Stone Brewing Company, the nearby James River, the Virginia Capital Trail, downtown Richmond and Virginia Commonwealth University. The project will be located within walking distance of the new GRTC Bus Rapid Transit (BRT) line between Rocketts Landing/Stone Brewery and Willow Lawn through downtown Richmond on Broad Street. The developer and the community have already started conversations with Stone Brewing Company and staff of the City's Planning and Economic Development departments and the Trails-Pedestrian-Bicycle Coordinator to ensure that pedestrian and bicycle connections are established between the neighborhood and the James River and Virginia Capital Trail. The proposed Gillies Creek Greenway, currently in the concept stage of development, is already piquing the interest of people both within and outside of the Greater Fulton community.

### **Neighborhood Context**

Fulton Hill Studios is within walking distance to the Powhatan Recreation Center, several recreational playing fields, the future Fulton Memorial Park, the Neighborhood Resource Center and new residential development of solar houses on Williamsburg Avenue. It is also within walking distance of Stone Brewery, which is currently under construction, the James River and the Virginia Capital Trail. The Fulton Hill Studios Renovation will provide a housing option priced midpoint between the subsidized apartments that is currently available and the market-rate for-sale solar houses that are being developed on Williamsburg Avenue and will balance the housing options in the community.

The neighborhood adjacent to Fulton Hill Studios consists of older single-family houses in Fulton Hill as well as newer single-family houses in the valley that is known as historic Fulton. Historic Fulton was a mixed use, cohesive neighborhood with a variety of housing types, churches, schools and businesses that was razed during the 1970s urban renewal process.

The Fulton Hill Studios Renovation will provide a walkable and bikeable residential community and will provide the opportunity for limited retail (café) to serve the residents of the development and the surrounding community. The community has been trying to attract a café to Greater Fulton for many years, and the Fulton Hill Studios Renovation presents an excellent opportunity to realize that long-standing community wish. Greater

Fulton's active community civic association and neighborhood organizations will welcome the new residents to the community. There are numerous opportunities for Fulton Hill Studios residents to become involved in the civic life of Greater Fulton should they choose to do so.

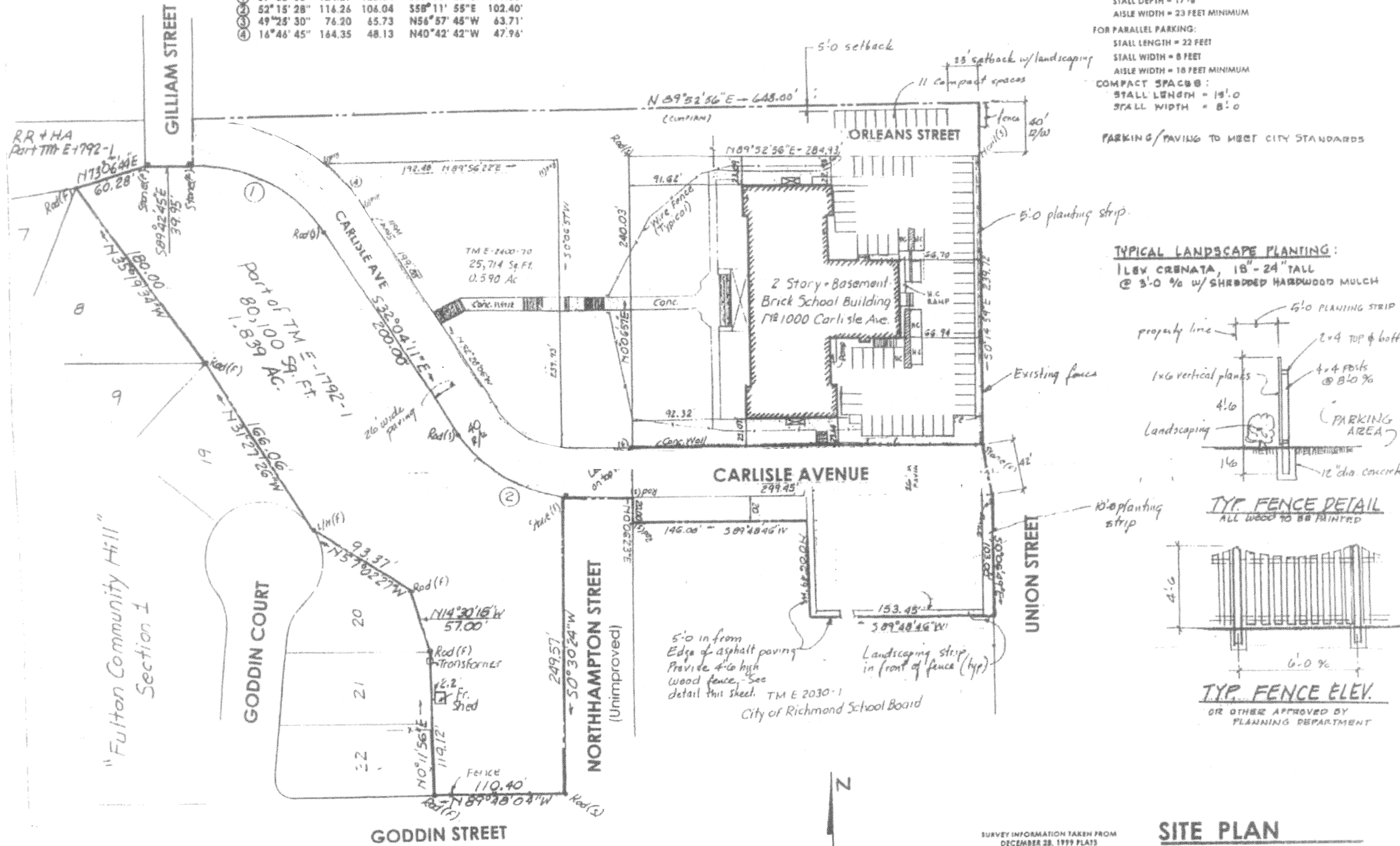
Fulton Hill Studios residents and tenants will have access to the amenities provided by the adjacent Studio Row development, which include swimming pool and clubhouse, and open space that will include gardens and potentially an orchard. Residents of the surrounding community will also benefit from a proposed café or gallery space, and more "eyes on the street" to deter crime—a significant and ongoing concern of the neighborhood. Fulton Hill Properties will continue to support community organizations with fundraisers held in the Robert Fulton School. Several important citywide non-profit organizations got their start at Fulton Hill Studios, including Art180 and the Blue Sky Fund.

Specifically, the Fulton Hill Studios Renovation will:

- NOT be detrimental to the safety, health, morals and general welfare of the community involved. In fact, the Fulton Hill Studios Renovation will improve the safety, health, morals and general welfare of the community by reducing crime such as drug dealing, prostitution, and truancy that has been a problem in the community for years.
- NOT tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved. Carlisle Avenue will be re-opened between Union Street and Gilliam Street, allowing access between Admiral Gravelly Boulevard and Union Street. In addition, the Transportation Demand Management strategies, combined with the proximity to the Virginia Capital Trail, future bike routes, two GRTC bus routes within two blocks, and the Bus Rapid Transit route within one-half mile, will reduce vehicle trips that would otherwise be generated by the project. Parking at a 1:1 ratio will ensure that parking impacts are minimized on neighboring streets.
- NOT create hazards from fire, panic or other dangers.
- NOT tend to cause overcrowding of and undue concentration of population.
- NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirement, conveniences and improvements.
- NOT interfere with adequate light and air.

The Applicant believes that the above conditions will be met by the features of the plan and the compatible character of the proposed use and surrounding community.

| CURVE DATA |           |        |        |             |         |
|------------|-----------|--------|--------|-------------|---------|
| Δ          | R         | L      | CHORD  |             |         |
| ①          | 57°38'30" | 124.29 | 125.04 | S80°53'26"E | 119.83' |
| ②          | 52°15'28" | 114.24 | 106.04 | S58°11'55"E | 102.40' |
| ③          | 49°28'30" | 74.20  | 65.73  | N56°57'45"W | 63.71'  |
| ④          | 16°46'45" | 164.35 | 48.13  | N40°42'42"W | 47.96'  |



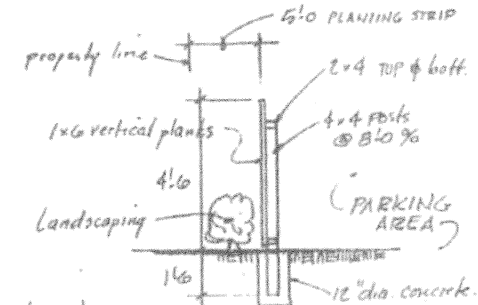
**TYPICAL PARKING LAYOUT DIMENSIONS**

- FOR 90 DEGREE STALLS:
  - STALL WIDTH = 8'-6"
  - STALL DEPTH = 17'-6"
  - aisle width = 23 FEET MINIMUM
- FOR PARALLEL PARKING:
  - STALL LENGTH = 22 FEET
  - STALL WIDTH = 8 FEET
  - aisle width = 18 FEET MINIMUM
- COMPACT SPACES:
  - STALL LENGTH = 19'-0"
  - STALL WIDTH = 8'-0"

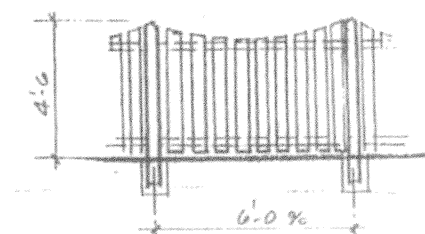
PARKING/PAVING TO MEET CITY STANDARDS

**TYPICAL LANDSCAPE PLANTING:**

- 1 LBV CRBNATA, 18"-24" TALL
- @ 5'-0" % w/ SHREDDED HARDWOOD MULCH



**TYP. FENCE DETAIL**  
ALL WOOD TO BE PAINTED



**TYP. FENCE ELEV.**

OR OTHER APPROVED BY PLANNING DEPARTMENT

SURVEY INFORMATION TAKEN FROM  
DECEMBER 28, 1999 PLAT  
FD 1834-37, 45, 46 & 47  
LAPRADE BROS.  
CIVIL ENGINEERS & SURVEYORS  
3 WEST CARY STREET  
RICHMOND, VIRGINIA

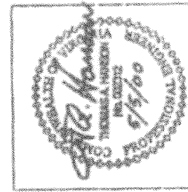


**SITE PLAN**

SCALE: 1" = 40'

- TOTAL PARKING SPACES = 72
- FULL SIZE 50
- COMPACT 11
- HANDICAP 5

**Hanson Associates P.C.**  
ARCHITECTS & ENGINEERS  
210 N. Franklin St. Richmond, Virginia 23220  
(804) 644-7122 (804) 644-0144



PROJECT:

**FULTON STUDIOS PARKING PLAN**  
RICHMOND, VIRGINIA

SHEET TITLE:  
PROPOSED PARKING PLAN

REVISIONS:  
5/4/00  
6/24/15

DATE:  
4/21/00

DRAWN BY:  
T. A. HANSON

SHEET NO.:

P1

FULTON HILL STUDIOS

|               | Floor GSF        | Unit GSF/Flr     | Core Area       | Eff.         | Units     | Avg. Unit SF     | Exterior GSF    |
|---------------|------------------|------------------|-----------------|--------------|-----------|------------------|-----------------|
| BASEMENT      | 16,707           | 14,161           | 2,546           | 15.2%        | 16        | 885.06           | 4,521           |
| FIRST FLOOR   | 16,707           | 14,308           | 2,399           | 14.4%        | 15        | 953.87           | 1,326           |
| SECOND FLOOR  | 16,707           | 14,308           | 2,399           | 14.4%        | 17        | 841.65           | 0               |
| THIRD FLOOR   | 14,540           | 12,223           | 2,317           | 15.9%        | 14        | 873.07           | 2,166           |
| <b>Totals</b> | <b>64,661 SF</b> | <b>55,000 SF</b> | <b>9,661 SF</b> | <b>14.9%</b> | <b>62</b> | <b>887.10 SF</b> | <b>8,013 SF</b> |



SCHEMATIC ELEVATION

JULY 31, 2014

12" = 1'-0"

FULTON HILL STUDIOS

SCHEMATIC DESIGN



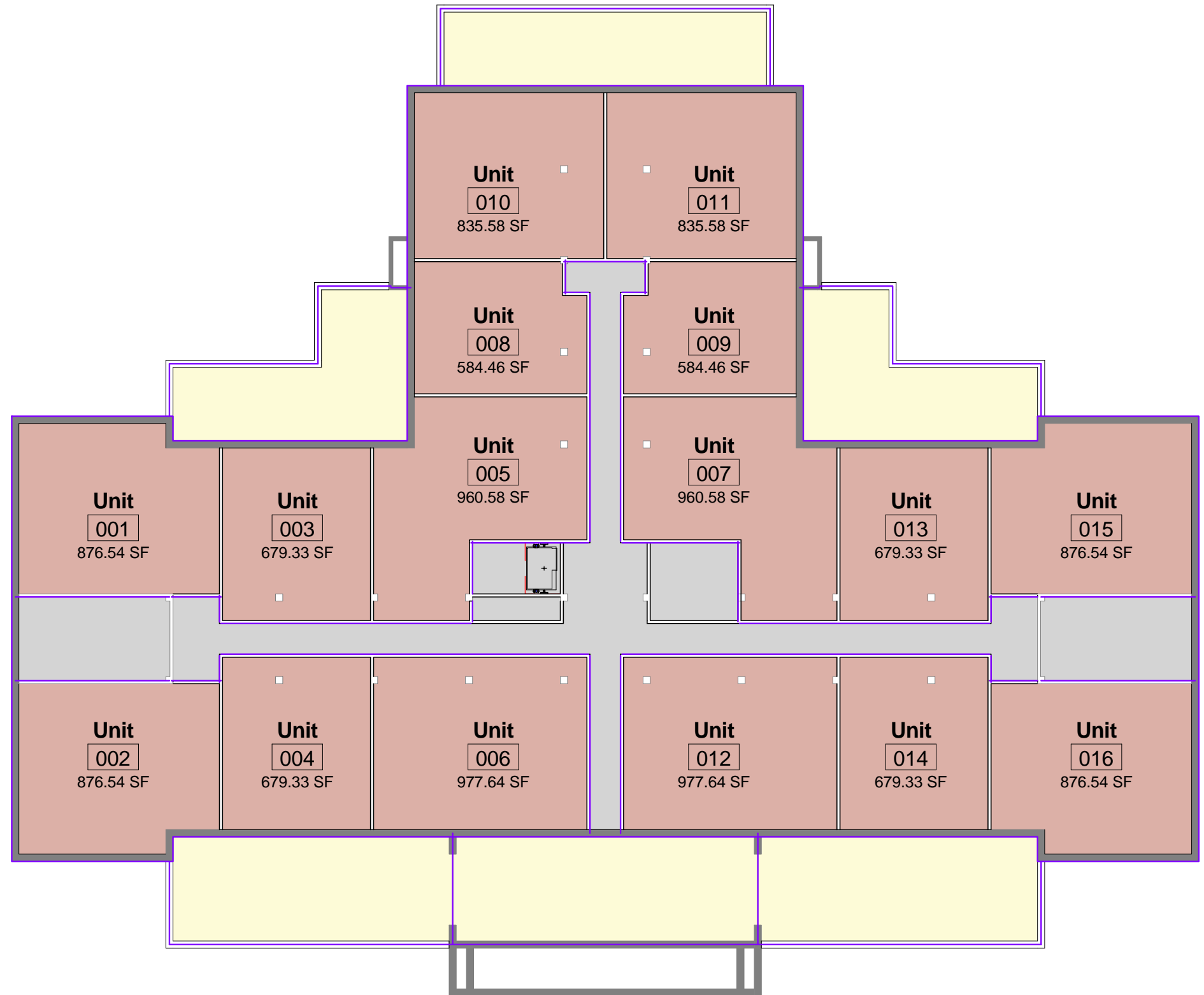
| GARDEN LEVEL AREA SCHEDULE |             |         |             |
|----------------------------|-------------|---------|-------------|
| Name                       | Area        | GrossSF | GSF         |
| BUSINESS AREA              | 14160.19 SF | Yes     | 14160.19 SF |
| BUSINESS AREA              | 14160.19 SF |         | 14160.19 SF |
| CORE AREA                  | 2546.36 SF  | Yes     | 2546.36 SF  |
| CORE AREA                  | 2546.36 SF  |         | 2546.36 SF  |
| TERRACE                    | 4516.18 SF  | No      | 0.00 SF     |
| TERRACE                    | 4516.18 SF  |         | 0.00 SF     |
| Grand total                | 21222.74 SF |         | 16706.56 SF |

| GARDEN LEVEL UNIT SCHEDULE |        |             |          |
|----------------------------|--------|-------------|----------|
| Name                       | Number | Area (NET)  | Comments |
| Unit                       | 001    | 876.54 SF   |          |
| Unit                       | 002    | 876.54 SF   |          |
| Unit                       | 003    | 679.33 SF   |          |
| Unit                       | 004    | 679.33 SF   |          |
| Unit                       | 005    | 960.58 SF   |          |
| Unit                       | 006    | 977.64 SF   |          |
| Unit                       | 007    | 960.58 SF   |          |
| Unit                       | 008    | 584.46 SF   |          |
| Unit                       | 009    | 584.46 SF   |          |
| Unit                       | 010    | 835.58 SF   |          |
| Unit                       | 011    | 835.58 SF   |          |
| Unit                       | 012    | 977.64 SF   |          |
| Unit                       | 013    | 679.33 SF   |          |
| Unit                       | 014    | 679.33 SF   |          |
| Unit                       | 015    | 876.54 SF   |          |
| Unit                       | 016    | 876.54 SF   |          |
| 16                         |        | 12940.01 SF |          |

**Building Area Legend**

- BUSINESS AREA \*
- CORE AREA
- TERRACE

\*BUSINESS UNITS SIZED TO BE INTERCHANGABLE WITH LIVING UNITS



**GARDEN LEVEL PLAN**

JULY 31, 2014

1" = 20'-0"

**FULTON HILL STUDIOS  
BLOCK DIAGRAMS  
SCHEMATIC DESIGN**



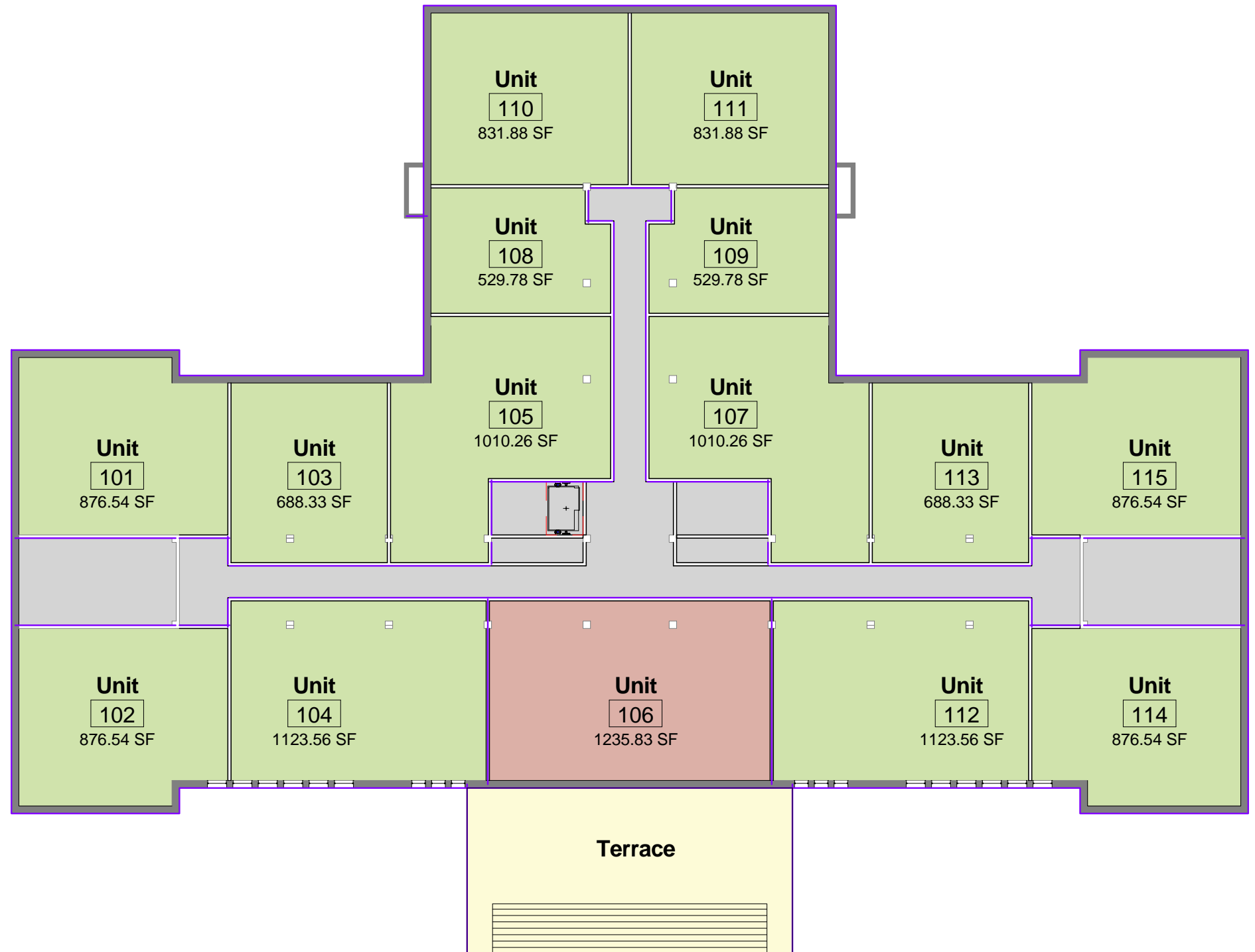
| FIRST FLOOR AREA SCHEDULE |             |         |             |
|---------------------------|-------------|---------|-------------|
| Name                      | Area        | GrossSF | GSF         |
| BUSINESS AREA             | 1327.58 SF  | Yes     | 1327.58 SF  |
| BUSINESS AREA             | 1327.58 SF  |         | 1327.58 SF  |
| CORE AREA                 | 2399.36 SF  | Yes     | 2399.36 SF  |
| CORE AREA                 | 2399.36 SF  |         | 2399.36 SF  |
| LIVING AREA               | 12979.61 SF | Yes     | 12979.61 SF |
| LIVING AREA               | 12979.61 SF |         | 12979.61 SF |
| TERRACE                   | 1326.00 SF  | No      | 0.00 SF     |
| TERRACE                   | 1326.00 SF  |         | 0.00 SF     |
| Grand total               | 18032.56 SF |         | 16706.56 SF |

| FIRST FLOOR UNIT SCHEDULE |        |             |          |
|---------------------------|--------|-------------|----------|
| Name                      | Number | Area (NET)  | Comments |
| Unit                      | 101    | 876.54 SF   |          |
| Unit                      | 102    | 876.54 SF   |          |
| Unit                      | 103    | 688.33 SF   |          |
| Unit                      | 104    | 1123.56 SF  |          |
| Unit                      | 105    | 1010.26 SF  |          |
| Unit                      | 106    | 1235.83 SF  |          |
| Unit                      | 107    | 1010.26 SF  |          |
| Unit                      | 108    | 529.78 SF   |          |
| Unit                      | 109    | 529.78 SF   |          |
| Unit                      | 110    | 831.88 SF   |          |
| Unit                      | 111    | 831.88 SF   |          |
| Unit                      | 112    | 1123.56 SF  |          |
| Unit                      | 113    | 688.33 SF   |          |
| Unit                      | 114    | 876.54 SF   |          |
| Unit                      | 115    | 876.54 SF   |          |
| 15                        |        | 13109.62 SF |          |

**Building Area Legend**

- BUSINESS AREA \*
- CORE AREA
- LIVING AREA
- TERRACE

\*BUSINESS UNITS SIZED TO BE INTERCHANGABLE WITH LIVING UNITS



**FIRST FLOOR PLAN**

JULY 31, 2014

1" = 20'-0"

**FULTON HILL STUDIOS  
BLOCK DIAGRAMS  
SCHEMATIC DESIGN**





| SECOND FLOOR AREA SCHEDULE |             |         |             |
|----------------------------|-------------|---------|-------------|
| Name                       | Area        | GrossSF | GSF         |
| CORE AREA                  | 2399.36 SF  | Yes     | 2399.36 SF  |
| CORE AREA                  | 2399.36 SF  |         | 2399.36 SF  |
| LIVING AREA                | 14307.19 SF | Yes     | 14307.19 SF |
| LIVING AREA                | 14307.19 SF |         | 14307.19 SF |
| Grand total                | 16706.56 SF |         | 16706.56 SF |

| SECOND FLOOR UNIT SCHEDULE |        |             |          |
|----------------------------|--------|-------------|----------|
| Name                       | Number | Area (NET)  | Comments |
| Unit                       | 201    | 876.54 SF   |          |
| Unit                       | 202    | 876.54 SF   |          |
| Unit                       | 203    | 688.33 SF   |          |
| Unit                       | 204    | 688.33 SF   |          |
| Unit                       | 205    | 1010.26 SF  |          |
| Unit                       | 206    | 632.00 SF   |          |
| Unit                       | 207    | 814.11 SF   |          |
| Unit                       | 208    | 1010.26 SF  |          |
| Unit                       | 209    | 529.78 SF   |          |
| Unit                       | 210    | 529.78 SF   |          |
| Unit                       | 211    | 831.94 SF   |          |
| Unit                       | 212    | 831.94 SF   |          |
| Unit                       | 213    | 632.00 SF   |          |
| Unit                       | 214    | 688.33 SF   |          |
| Unit                       | 215    | 688.33 SF   |          |
| Unit                       | 216    | 876.54 SF   |          |
| Unit                       | 217    | 876.54 SF   |          |
| 17                         |        | 13081.58 SF |          |



**Building Area Legend**

- CORE AREA
- LIVING AREA

**SECOND FLOOR PLAN**

JULY 31, 2014

1" = 20'-0"

**FULTON HILL STUDIOS  
BLOCK DIAGRAMS  
SCHEMATIC DESIGN**

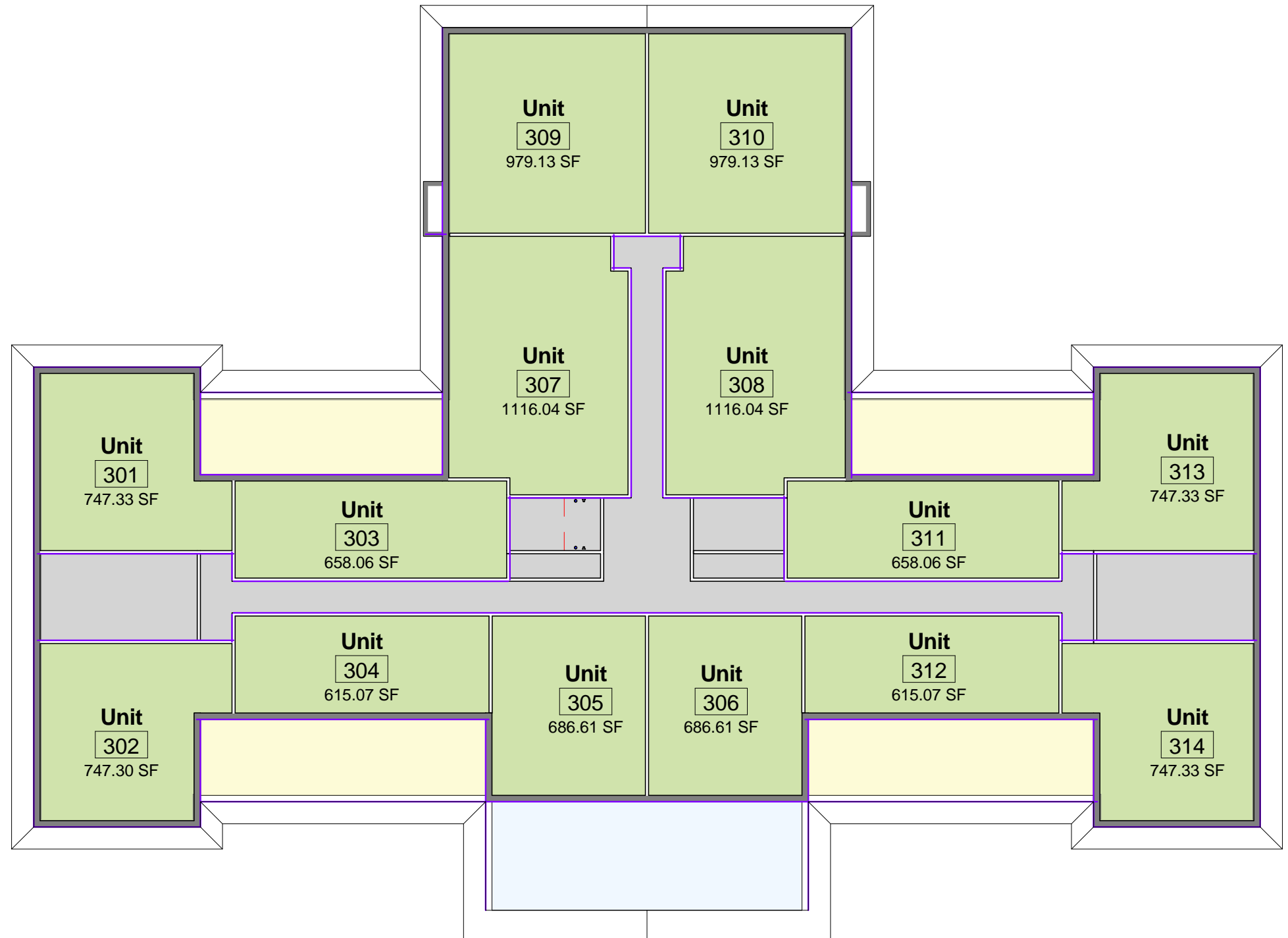


| THIRD FLOOR AREA SCHEDULE |             |         |             |
|---------------------------|-------------|---------|-------------|
| Name                      | Area        | GrossSF | GSF         |
| CORE AREA                 | 2317.00 SF  | Yes     | 2317.00 SF  |
| CORE AREA                 | 2317.00 SF  |         | 2317.00 SF  |
| DECK                      | 2166.67 SF  | No      | 0.00 SF     |
| DECK                      | 2166.67 SF  |         | 0.00 SF     |
| LIVING AREA               | 12222.89 SF | Yes     | 12222.89 SF |
| LIVING AREA               | 12222.89 SF |         | 12222.89 SF |
| MECHANICAL DECK           | 926.50 SF   | No      | 0.00 SF     |
| MECHANICAL DECK           | 926.50 SF   |         | 0.00 SF     |
| Grand total               | 17633.06 SF |         | 14539.89 SF |

| THIRD FLOOR UNIT SCHEDULE |        |             |          |
|---------------------------|--------|-------------|----------|
| Name                      | Number | Area (NET)  | Comments |
| Unit                      | 301    | 747.33 SF   |          |
| Unit                      | 302    | 747.30 SF   |          |
| Unit                      | 303    | 658.06 SF   |          |
| Unit                      | 304    | 615.07 SF   |          |
| Unit                      | 305    | 686.61 SF   |          |
| Unit                      | 306    | 686.61 SF   |          |
| Unit                      | 307    | 1116.04 SF  |          |
| Unit                      | 308    | 1116.04 SF  |          |
| Unit                      | 309    | 979.13 SF   |          |
| Unit                      | 310    | 979.13 SF   |          |
| Unit                      | 311    | 658.06 SF   |          |
| Unit                      | 312    | 615.07 SF   |          |
| Unit                      | 313    | 747.33 SF   |          |
| Unit                      | 314    | 747.33 SF   |          |
| 14                        |        | 11099.10 SF |          |

**Building Area Legend**

- CORE AREA
- DECK
- LIVING AREA
- MECHANICAL DECK



**THIRD FLOOR PLAN**

JULY 31, 2014

1" = 20'-0"

**FULTON HILL STUDIOS  
BLOCK DIAGRAMS  
SCHEMATIC DESIGN**

