

INTRODUCED: July 24, 2017

AN ORDINANCE No. 2017-155

To authorize the special use of the property known as 512 Hull Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 11 2017 AT 6 P.M.

WHEREAS, the owner of the property known as 512 Hull Street, which is situated in a B-7 Mixed-Use Business District, desires to use such property for the purpose of a building which use, among other things, is not currently allowed by section 30-446.7 of the Code of the City of Richmond (2015), as amended, concerning height restrictions; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), 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: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEPT 11 2017 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 (2015), 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 property known as 512 Hull Street and identified as Tax Parcel No. S000-0076/001 in the 2017 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/ACSM Land Title Survey for 500 Hull Street, City of Richmond, VA,” prepared by Nyfeler Associates, LLC, dated November 13, 2015, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to have a building that exceeds the height restrictions prescribed by section 30-446.7 of the Code of the City of Richmond (2015), as amended, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “512 Hull Street, 03.31.2017, Special-Use Permit Application,” prepared by SMBW Architects, P.C., dated March 31, 2017, and last revised July 13, 2017, hereinafter referred to 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 use of the Property shall be as a mixed-use building, consisting of up to 188 dwelling units, amenity space, and commercial space, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed 12 stories, substantially as shown on the Plans.

(c) A total of 215 on-site parking spaces shall be provided on the Property, 181 of which shall serve the Special Use, substantially as shown on the Plans.

(d) Signage on the Property shall meet the requirements of the underlying zoning district of the Property.

(e) All building materials, material colors, and site improvements shall be substantially as shown on the Plans.

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

(g) Secure storage for no fewer than 72 bicycles shall be provided on the Property for use by the dwelling units, substantially as shown on the Plans.

§ 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 (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the public right-of-way, including new sidewalk ramps, two new entrances to East 6th Street, the closing of the curb cut along Hull Street and any other unused entrances, and granite curb restoration, 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 that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, 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 (2015), 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 (2015), 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 (2015), 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.



City of Richmond

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

Item Request

File Number: PRE. 2017.258

RECEIVED

JUL 24 2017

O & R REQUEST

4-6700
JUN 30 2017

~~O & R Request~~ CITY ATTORNEY

Office of the
Chief Administrative Officer

DATE: June 29, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, Mayor (Patron: Mayor, by Request) *[Signature]*
(This in no way reflects a recommendation on behalf of the Mayor.) *[Signature]*

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *[Signature]*

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning *[Signature]*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *[Signature]*

RE: To authorize the special use of the property known as 512 Hull Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 512 Hull Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

REASON: The applicant is proposing a mixed-use development that exceeds the B-7 height restriction. A special use permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its August 21, 2017, meeting; or its September 5, 2017, meeting if the August meeting is canceled for the summer recess. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 25,613 SF (0.58 acre) parcel improved with a

surface parking area, located at the intersection of Hull Street and East 6th Street. The property is a part of the Manchester Section of the Richmond Downtown Master Plan.

The subject property falls within a Downtown Urban Center Area of the Manchester District, as established by the Richmond Downtown Plan. Such areas are “characterized by higher density, mixed use development, typically arranged on a fine grained street network, with wide sidewalks, regular tree planting, and minimal setbacks.” Moreover, the Urban Center Area demonstrates “a dense mix of office space, apartments, and retail located in four to six story brick buildings that front the street. Pedestrians have an active presence in these neighborhoods” (pp. 3.25 3.26).

The current zoning for this property is B-7 Mixed Use Business District, which encompasses much of the area, with some nearby properties or adjacent blocks having a B-5 or B-6 Central Business District designation. A mix of land uses are present in the area.

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

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 24, 2017

CITY COUNCIL PUBLIC HEARING DATE: September 11, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, August 21, 2017 or September 5, 2017

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Leigh V. Kelley, Senior Planner
Land Use Administration (Room 511), 646-6384

PDR O&R 17-15



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

Property Address: 512 Hull Street, Richmond Date: 3/24/2017
Tax Map #: S0000076001 Fee: \$2,400.00
Total area of affected site in acres: 0.588 ACRES (25,613 SF)

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

Zoning

Current Zoning: B-7

Existing Use: B- Business

Proposed Use

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

Multi-Family dwellings/Retail
Existing Use: Vacant Land

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Spencer Grice

Company: SMBW
Mailing Address: 111 Virginia Street
City: Richmond State: Va Zip Code: 23219
Telephone: (804) 233-5343 Fax: ()
Email: SGRICE@SMBW.COM

Property Owner: 512 Hull Street LLC

If Business Entity, name and title of authorized signee: Sam McDonald

(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: 201 Hull Street
City: Richmond State: Va Zip Code: 23224
Telephone: (804) 233-8330 Fax: ()
Email: sam@propresults.com

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)



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.



512 Hull Street

03.31.2017
Special-Use Permit Application

SUP Application
Wednesday, March 31, 2017

To: Mark Ollinger
Director Planning
City of Richmond, Virginia

Project: 512 Hull Street
Project No: M210001.07

S1.01

Site Plan

P1.01

Ground-Level Parking Plan

P1.02

Second-Level Parking Plan

P1.03

Third-Level Parking Plan

A1.01

Residential Level 1

A1.02

Residential Level 2 - 7

A1.04

Residential Level 8

A1.05

Residential Level 9

A4.01

Building Elevations

A6.01

South Perspective

A6.02

Hull Street Perspective

A6.03

North Perspective

A6.04

East Section Perspective

Project Overview

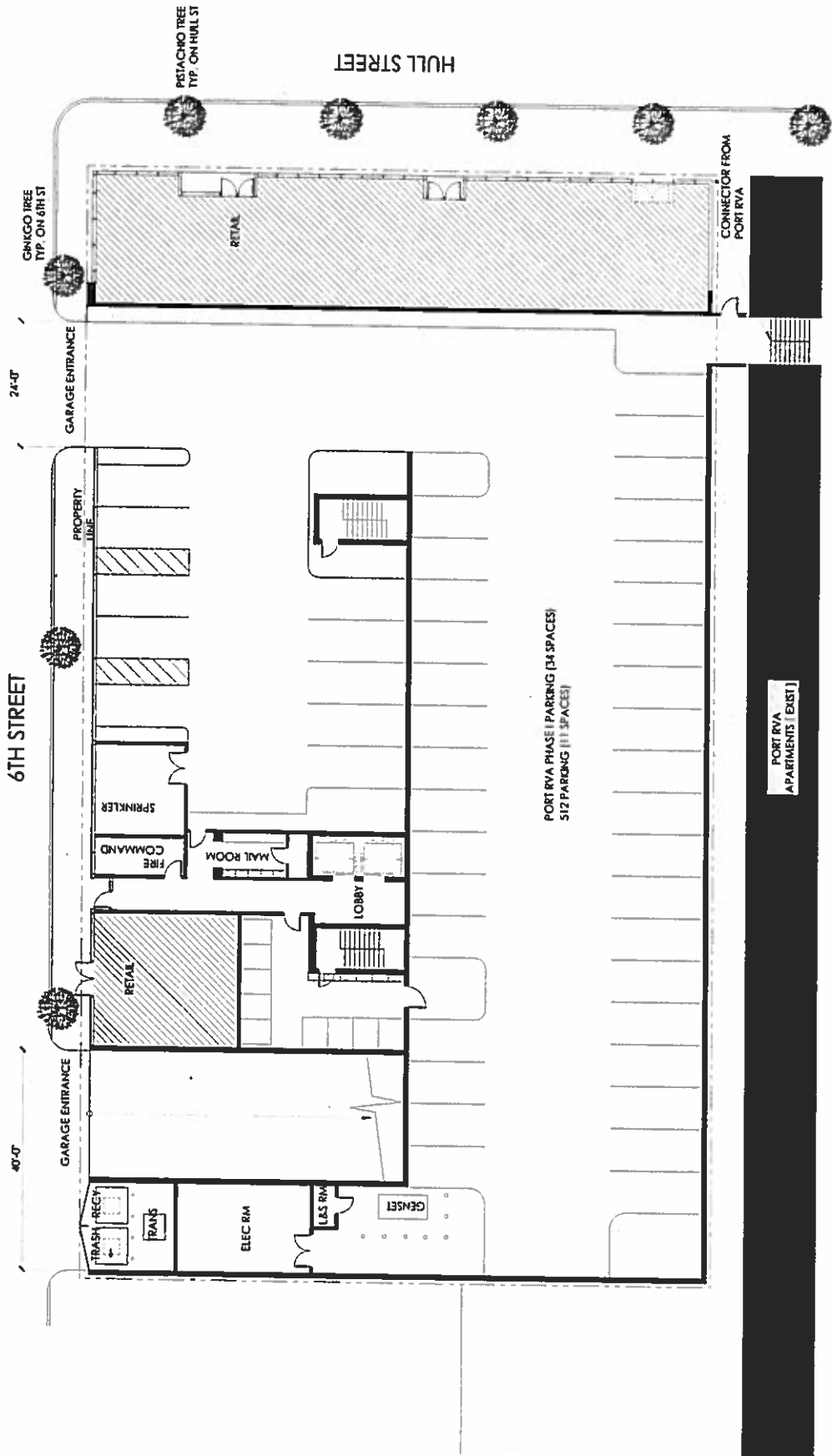
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Existing Zoning

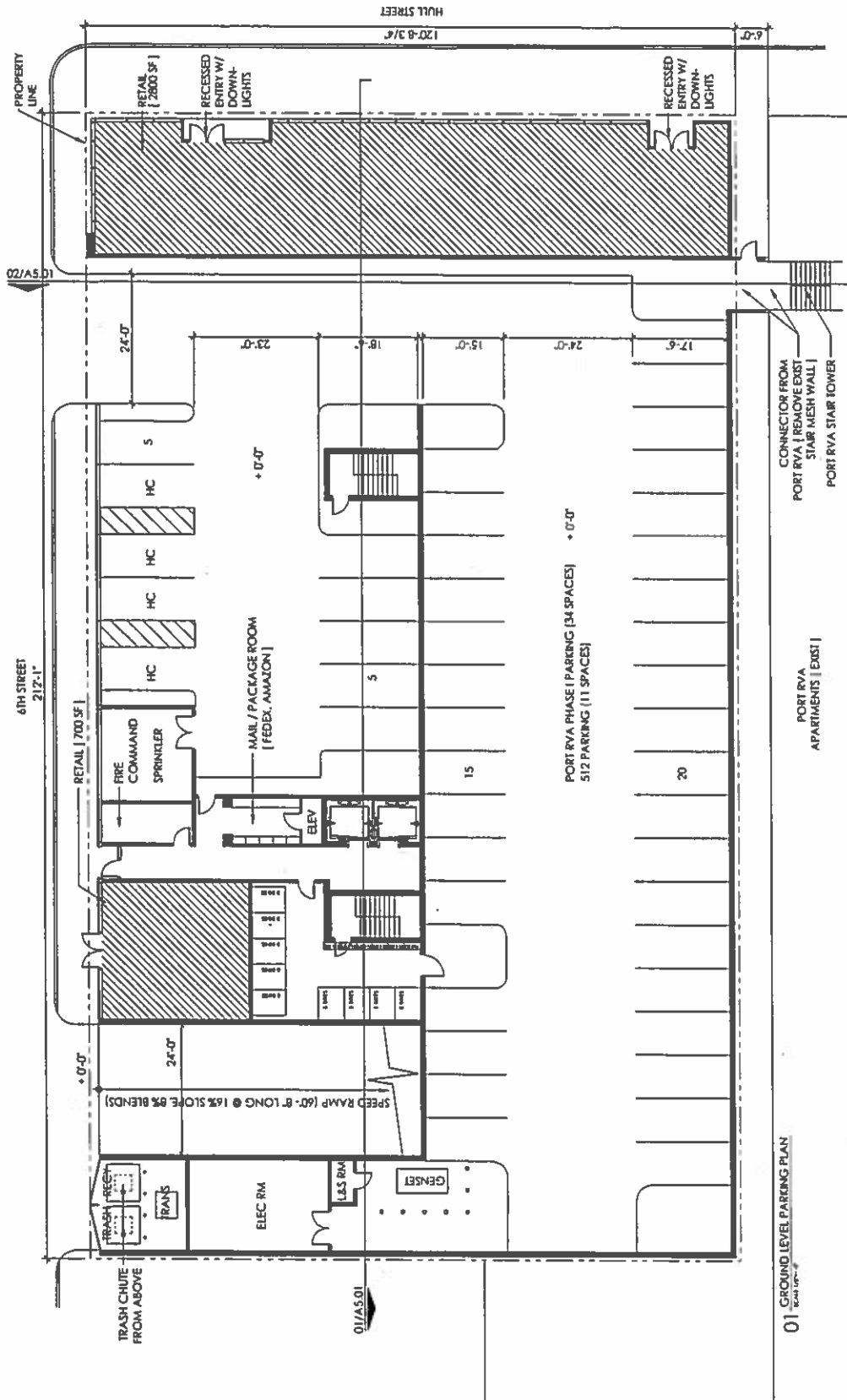
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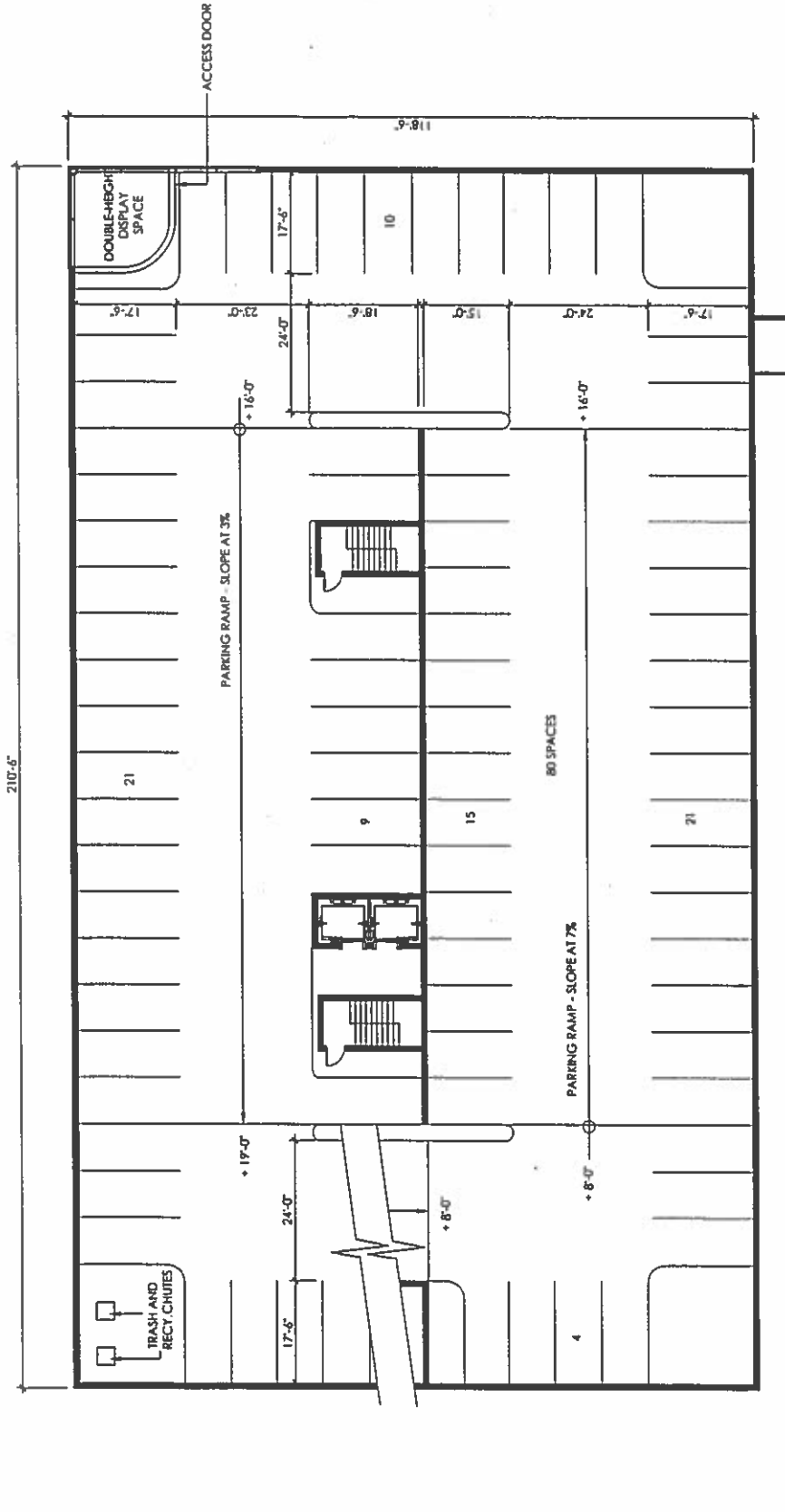
SITE PLAN



01 GROUND LEVEL PARKING PLAN

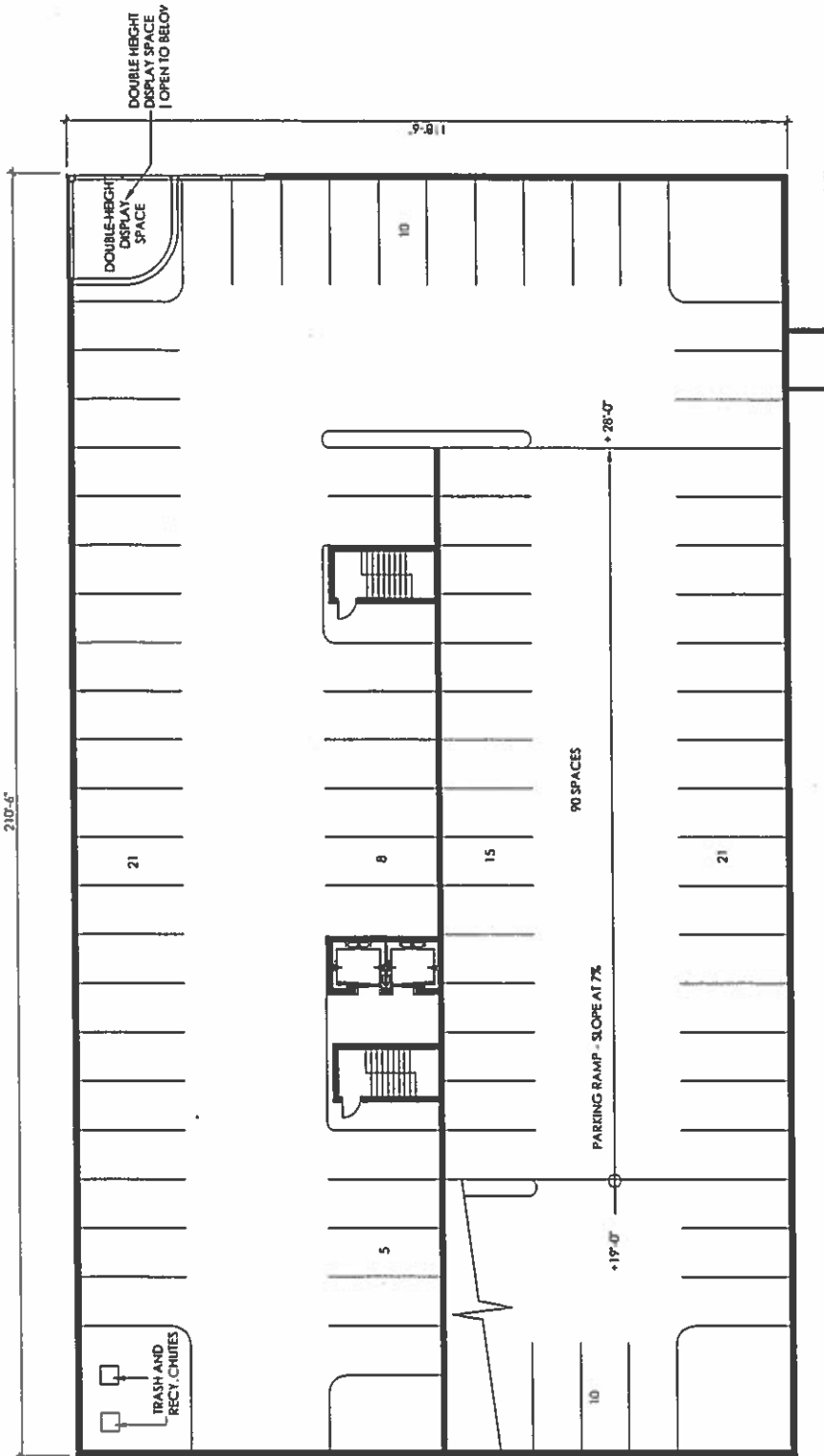
FIRST FLOOR - PARKING, TENANT LOBBY AND RETAIL SPACE





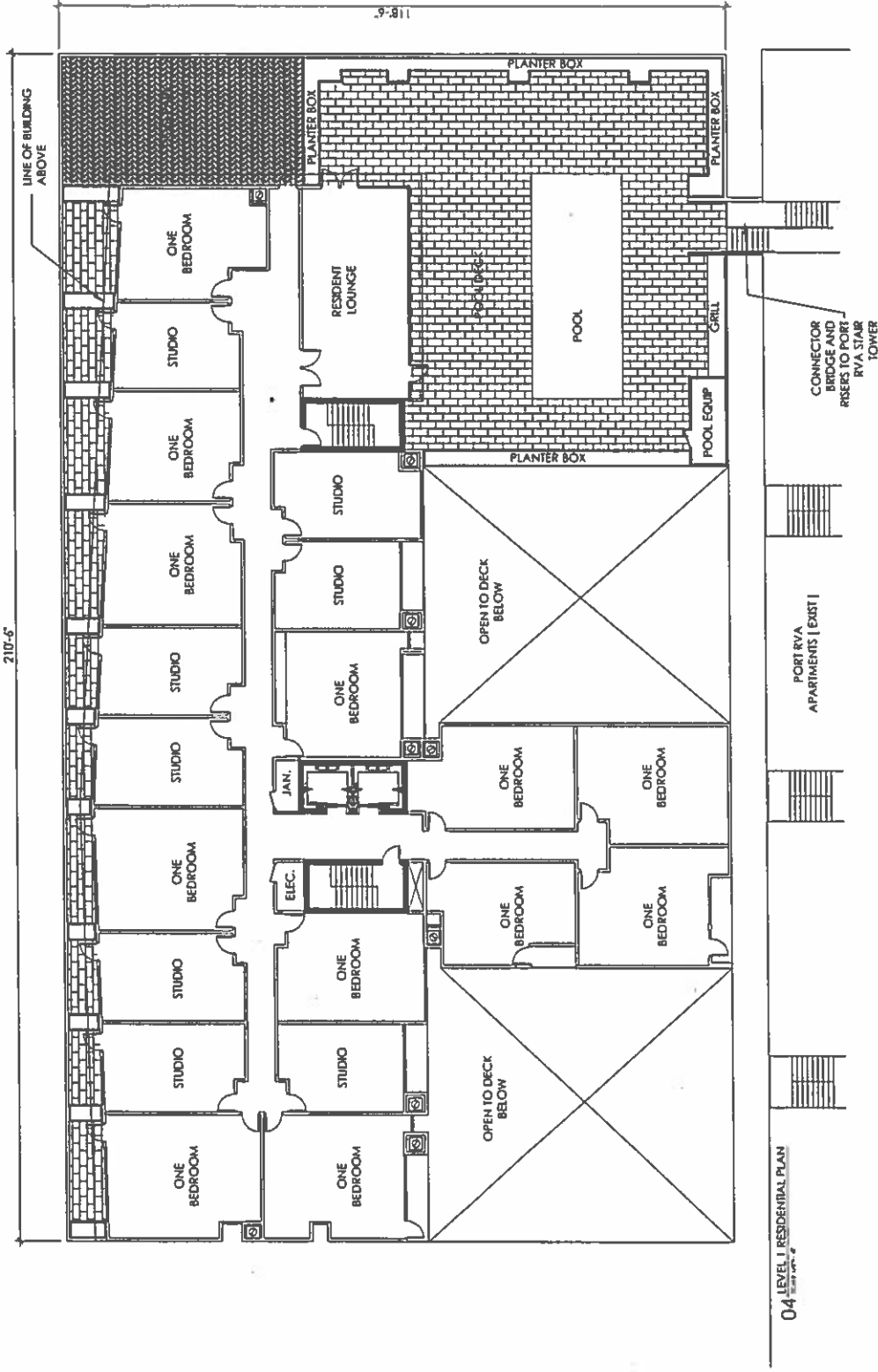
2ND FLOOR - PARKING





3RD FLOOR - PARKING





4TH FLOOR - RESIDENTIAL UNITS AND COMMUNITY SPACE

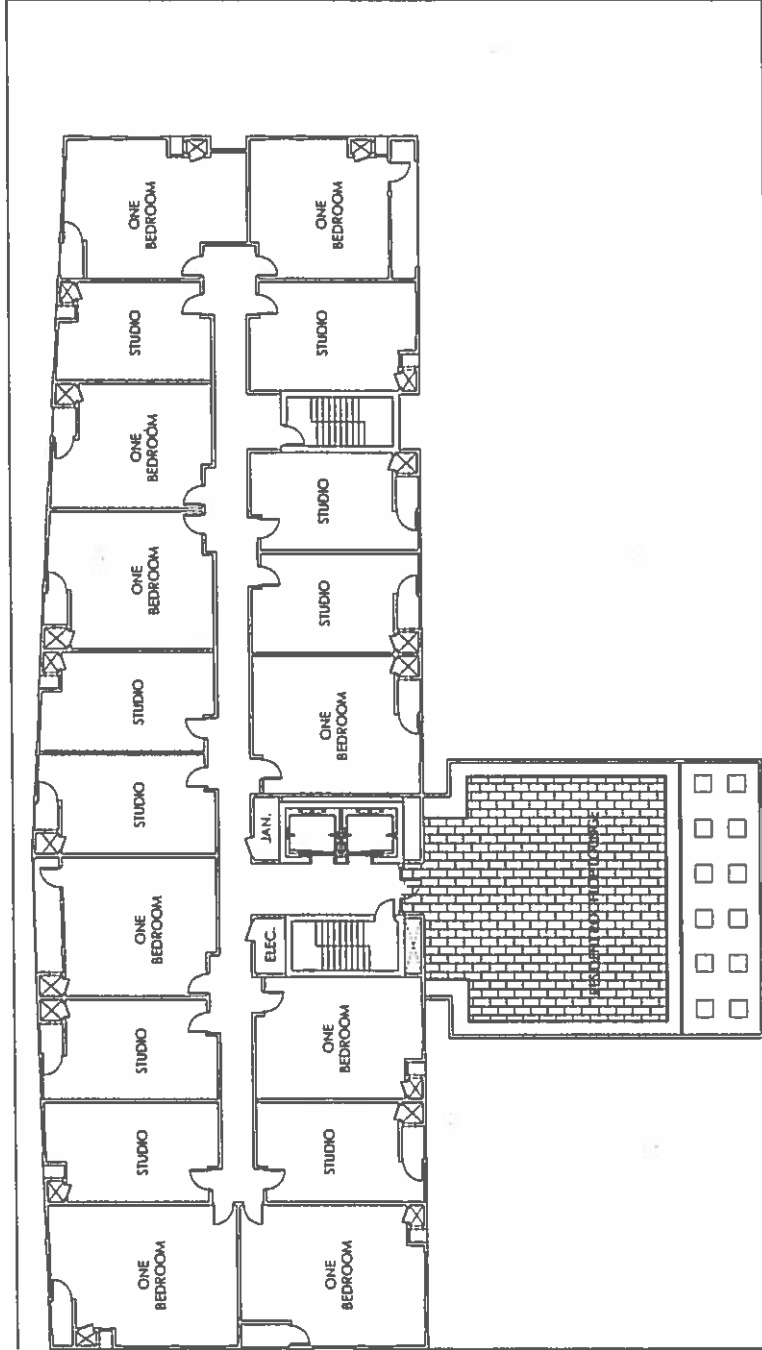
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112 HULL STREET | SUP APPLICATION |

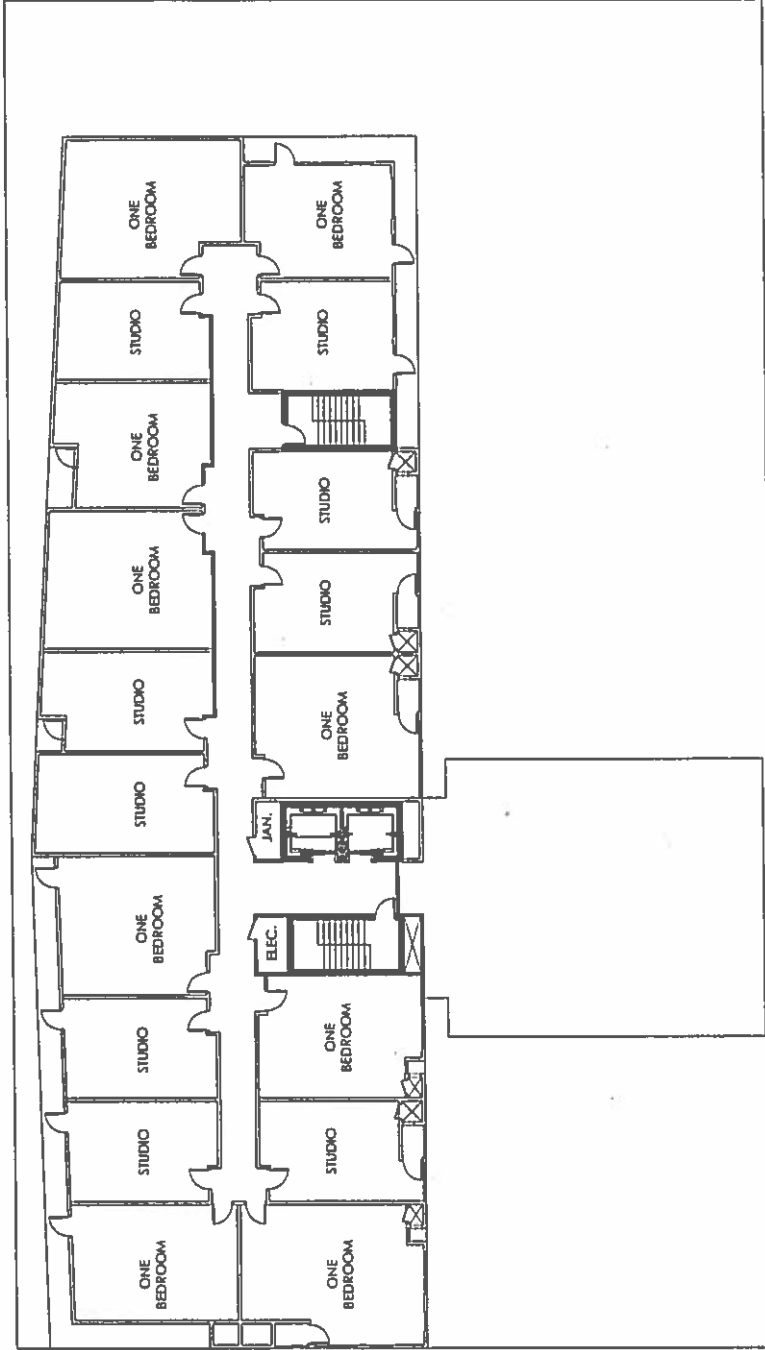




5TH THRU 10TH FLOORS - RESIDENTIAL UNITS



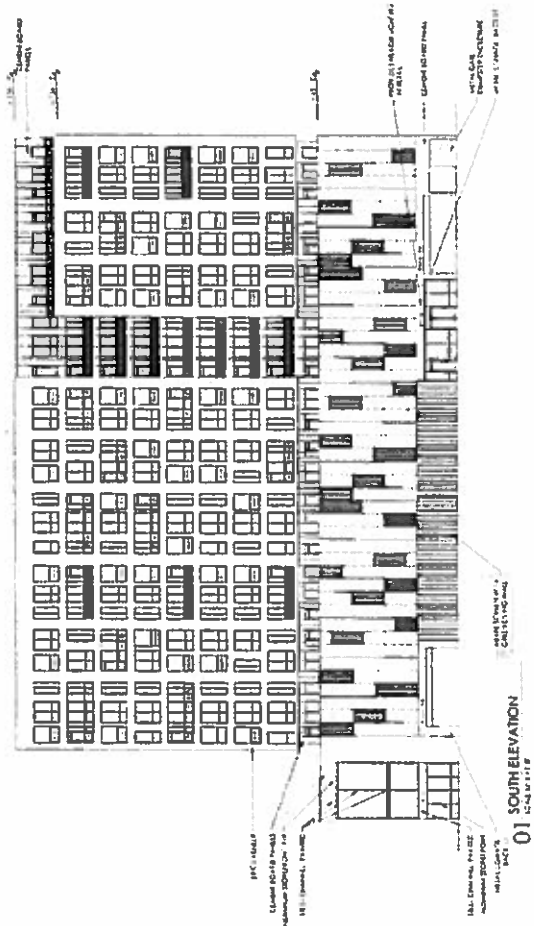
11TH FLOOR - RESIDENTIAL UNITS AND ROOF TERRACE



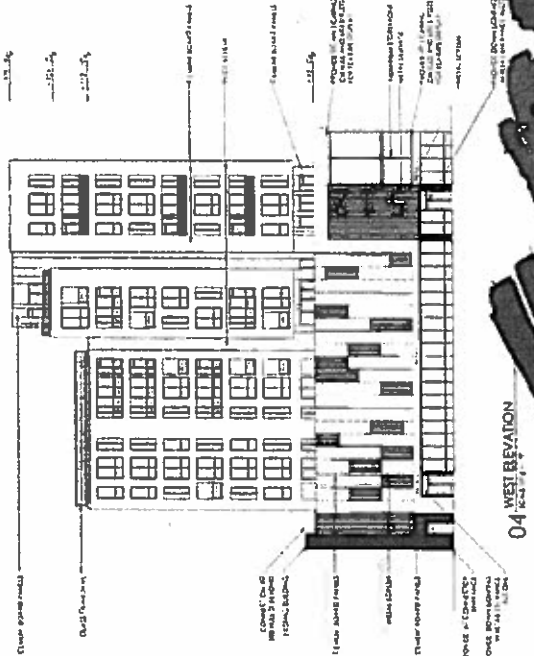
12TH FLOOR - RESIDENTIAL UNITS

smbow

A1.04



01 SOUTH ELEVATION



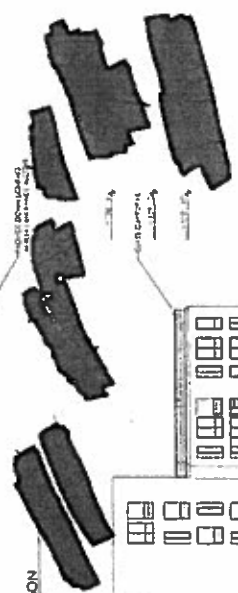
04 WEST ELEVATION

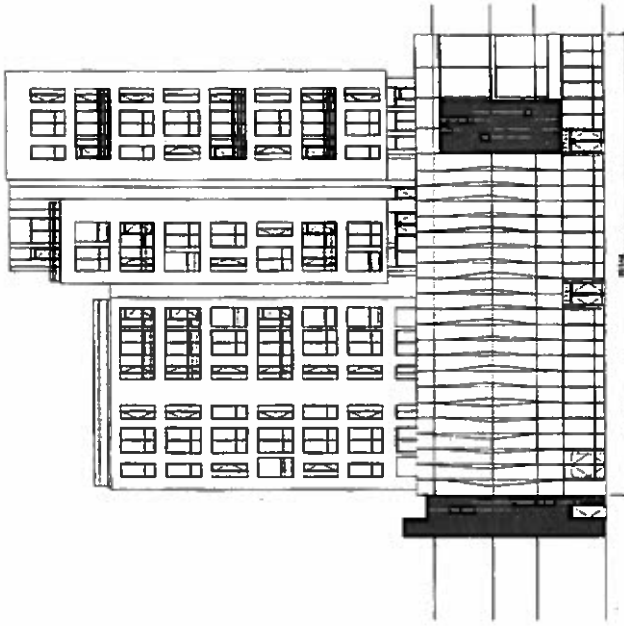


03 NORTH ELEVATION

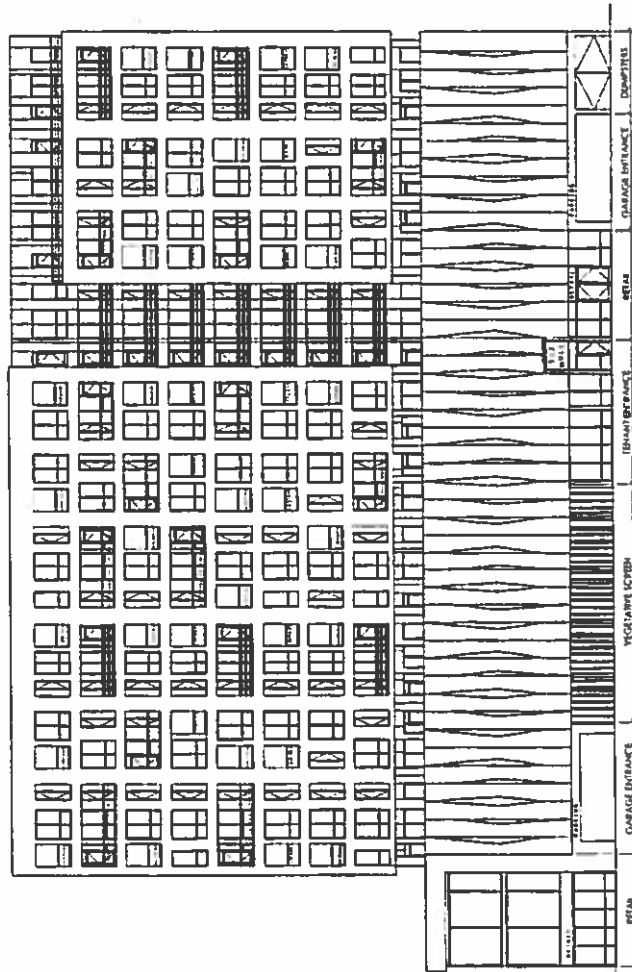


02 EAST ELEVATION





WEST ELEVATION

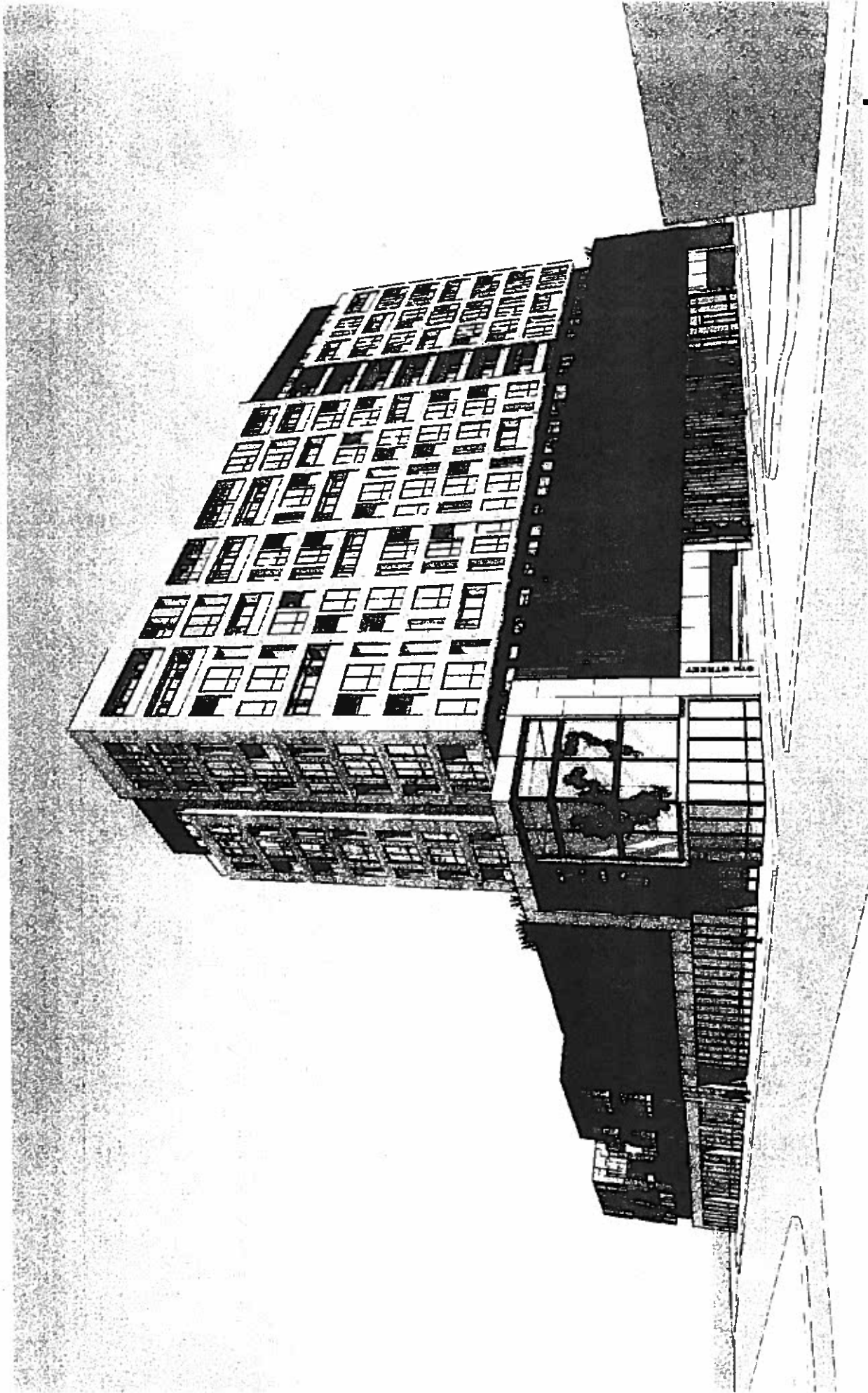


SOUTH ELEVATION

smbow

A4.01A

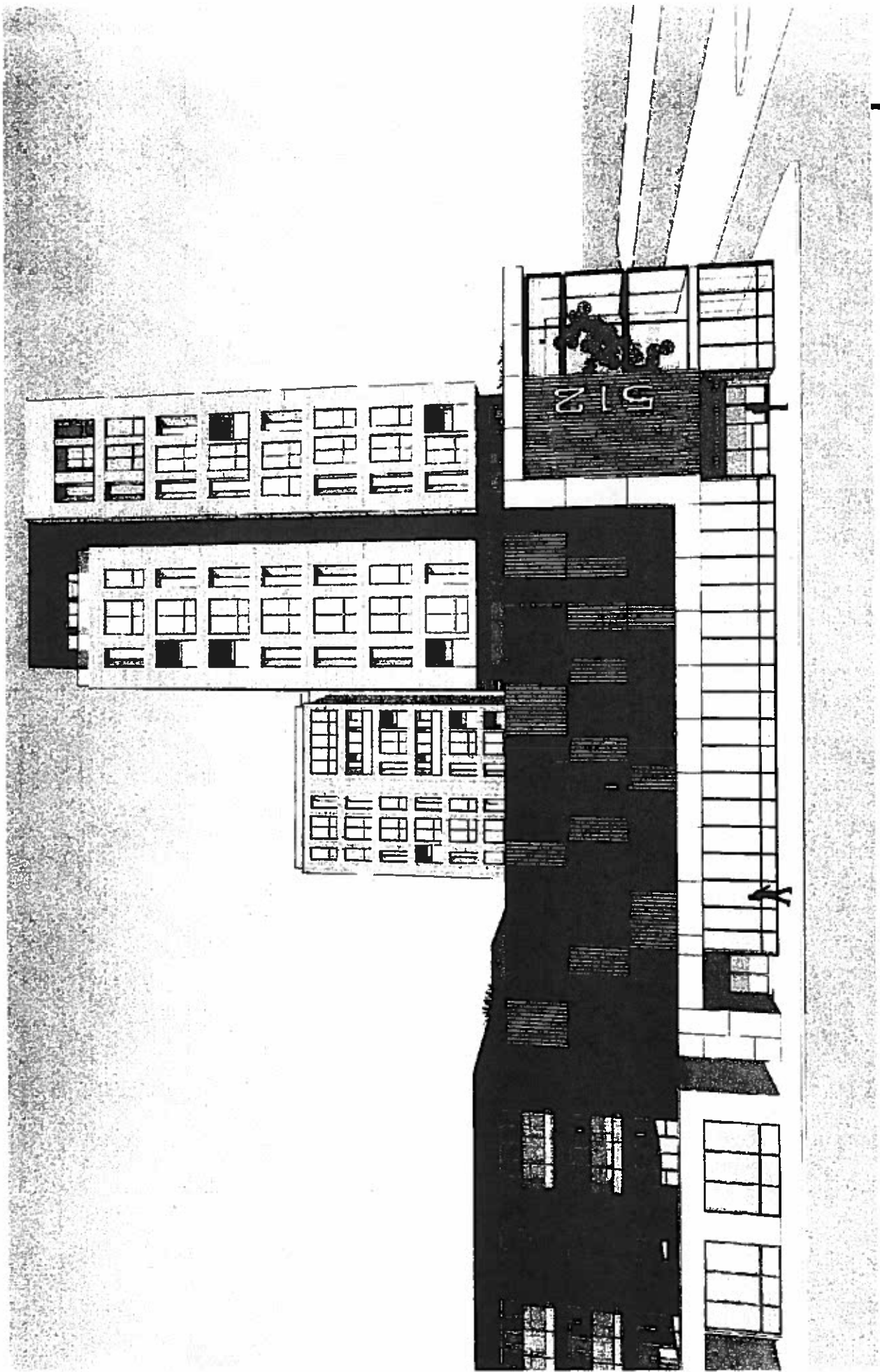
12 HULL STREET 1 - 1000 SQ FT PLAN, I



smbow

A6.01

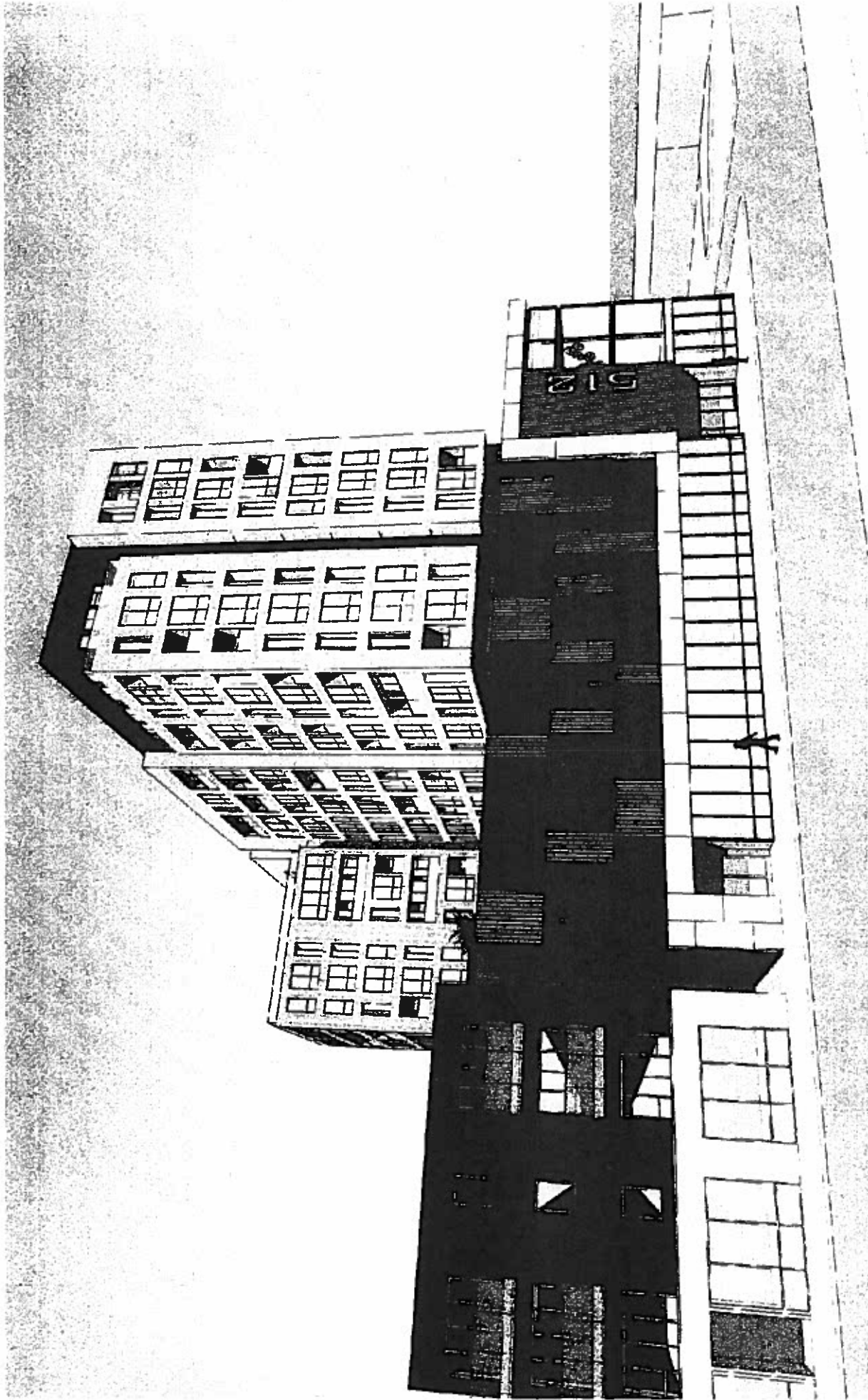
12 HULL STREET | 1111 AVENUE |



A6.04

12 HULL STREET | 5th FLOOR PLAN |

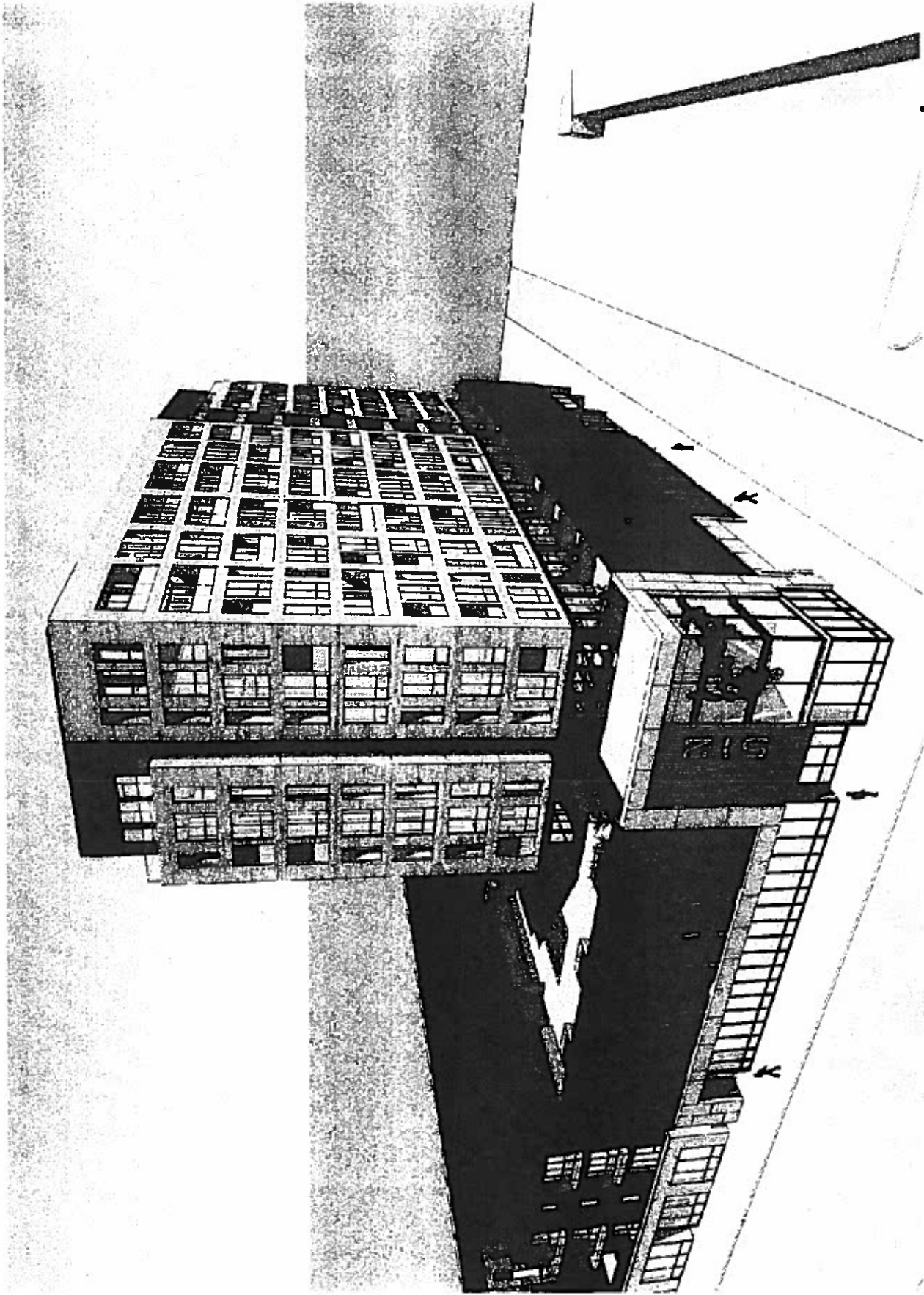
smbow



smbow

A6.02

12 HULL STREET INTERIOR PLAN I



smbow

A6.04

12 HULL STREET | PHASE 1 | 2024

